Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2109TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00.

Travis Lee Raines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of August, 2020.

Notary Public

Commission Expiration:

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-23-2023

Karen Johnson Davidson County
Batch# 462788 DEEDWARR
08/24/2020 12:29:02 PM 2 pgs
Fees: $13.00 Taxes: $440.30
20200824-0095480

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Travis Lee Raines 555 N. Dupont Ave., Unit C64 Madison, TN 37115	SAME AS NEW OWNER.	043-10-0A-057.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bill Nunley, Jr. and Jennifer A. Nunley Husband and Wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis Lee Raines, a single man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 555 N. Dupont Ave., Unit C64, Madison, TN 37115, County of Davidson

Being Unit C-64, Madison Park Condominiums, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, Pages 179-182. Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more detailed description of said unit.

Being the same property conveyed to Bill Nunley, Jr. and Jennifer A. Nunley, by Warranty Deed from Grand Canyon Properties, LLC, dated 12/22/2006 and recorded 12/22/2006 in Instrument No. 20061222-0158631, said Register's Office.

Tax Map and Parcel ID: 043-10-0A-057.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 555 N. Dupont Ave., Unit C64, Madison, TN 37115

LTE File No.: 20-2109TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of August, 2020.

Bill Nunley, Jr.

Jennifer A. Nunley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2020, before me personally appeared **Bill Nunley, Jr. and Jennifer A. Nunley Husband and Wife**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of August, 2020.

Chasity Petty
Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT 30, 2021

Commission Expiration: 9/20/2021

LTE File No.: 20-2109TN