Karen Johnson Davidson County
Batch# 467979 DEEDWARR
09/01/2020 11:03:52 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20200901-0099205

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

PREPARED BY
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-2-2023
(AFFIX SEAL)

06-NSH20-00018

Address of New Owner:	Send Tax Bills to:	Tax Information:
Eric R. Dunn and Hannah E. Dunn 7002 Bonnacrest Drive Hermitage, TN 37076	NEW OWNER	075-09-0-011.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clarence E. Fitzhugh, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eric R. Dunn and Hannah E. Dunn, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 585, on the plan of Section Six, Hermitage Hills, as shown by plat of record in Book 3300, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Clarence E. Fitzhugh, unmarried by deed recorded from Mark S. Hamilton, married, dated November 25, 2015, recorded December 4, 2015, of record in Instrument No. 20151204-0122255, in the Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse of any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is mproved property known as: 7002 Bonnacrest Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28 day of August, 2020

Clarence E. Fitzhugh

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Clarence E. Fitzhugh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28 day of August, 2020.

Notary Public
State of Tennessee at Large

My Commission expires 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY