WARRANTY DEED

Karen Johnson Davidson County
Batch# 480998 DEEDWARR
09/22/2020 01:13:51 PM 2 pgs
Fees: $13.00 Taxes: $976.80

20200922-0108657

J-SB-BR-20-503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hamm Rental 503, LLC	**New Owner**	
(NAME)	(NAME)	**120-09-0-033.00**
1010 Morgans Landing Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CANDACE E. DUNHAM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAMM RENTAL 503, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5A2 on the Plan of Glengarry Park, Section Five-A, as of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

INCLUDED in the above description but expressly EXCLUDED therefrom is a tract of 3,000 square feet conveyed to the Metropolitan Government of Nashville, Davidson County, Tennessee, by Deed of record in Book 3645, Page 525, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to James M. Dunham and wife, Marian Y. Dunham by Warranty deed from Thomas C. Swann and wife, Mary E. Swann of record in Book 4537, page 831, Register's Office for Davidson County, Tennessee, dated September 15, 1971 and recorded on September 20, 1971.

Marian Y. Dunham died November 27, 1992 leaving James M. Dunham as the surviving tenant by the entirety.

Being a portion of the same property conveyed to James M. Dunham, unmarried, as to a 99% undivided interest, and Candace E. Dunham, unmarried, as to a 1% undivided interest, as tenants in common with right of survivorship by Quitclaim deed from James M. Dunham, an un-remarried widower of record in Instrument No. 20120809-0071009 Register's Office for Davidson County, Tennessee, dated August 08, 2012 and recorded on August 09, 2012.
The said James M. Dunham having since died on January 14, 2013, leaving Candace E. Dunham as the surviving tenant in common.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 58, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **503 Glenpark Drive, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF SEPTEMBER, 2020.

Candace E. Dunham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDACE E. DUNHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212