WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 07, 2022

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter Catalan	NEW OWNER	
(NAME)	(NAME)	
804 Falcon Drive		04203012800
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 considerations, the receipt of which is hereby acknowledged, **We Don A. Dunham and Shirl Ann Dunham, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Walter Catalan, a married man**, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 2 on the Plan of Bonnie Meadows, Section One, also known as C. B. Buchanan Subdivision of record in Plat Book 6200, Page 356, Register's Office for Davidson County, Tennessee, to which record reference is here made for a more complete and accurate description.

LESS AND EXCEPT the following legal description, which was sold to Steven P Wiles and wife, Norma G. Wiles in Instrument 20070222-0021843 on 2/22/2007.

Being the rear part of Lot Number 2 on the Plan of C. B. Buchanan, of record in Plat Book 6200, Page 356, in the Register's Office of said county and state.

Beginning at the southeast corner of Lot No. 6, on the plan of Bonnie Brae, Section 5, of record in Plat Book 3600, Page 68, said Register's Office; thence along the present rear line of Lot Number 6 of Bonnie Brae, which is also the common line of Lot Number 2 on the plan of C. B. Buchanan aforesaid North 87 degrees, 57 minutes West 192.16 feet to a common rear corner of Lot Number 6 of Bonnie Brae, Section 5, and Lots 1 and 2 of the aforesaid C. B. Buchanan Plan; thence severing Lot Number 2 North 36 degrees 47 minutes East 150.41 feet to a point on the north- east line of Lot Number 2 of said plat; thence with the northeast line of said Lot Number 2 South 50 degrees, 39 minutes, 14 seconds East 87.30 feet to an angle in said lot line, and continuing with said line South 53 degrees, 27 minutes East 70.73 feet to the north rear corner of Lot Number 7 of the aforesaid Bonnie Brae, Section 5; thence along the westerly line of Lot Number 7 South 36 degrees, 49 minutes West 37.31 feet to the point of beginning, containing 14,672 square feet, or 0.34 acres.

Karen Johnson Davidson County
Batch# 481517 DEEDWARR
09/23/2020 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20200923-0109308

202009230109308

Being part of the same property conveyed to Don A. Dunham and wife, Shirl Ann Dunham, by Warranty Deed from David L. Kelley and wife, Linda Kelley, dated 02/08/1991 and recorded 02/11/1991, of record in Book 8290, Page 425, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6200, Page 356, in the Register's Office for Davidson County, Tennessee.Land in Davidson County, State of Tennessee, Being Lot No. 2 on the Plan of Bonnie Meadows, Section One, also known as C. B. Buchanan Subdivision of record in Plat Book 6200, Page 356, Register's Office for Davidson County, Tennessee, to which record reference is here made for a more complete and accurate description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 804 Falcon Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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 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.

Effective the 23rd day of September, 2020.

Don A. Duham

Shirl Ann Dunham

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don A. Duham and Shirl Ann Dunham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of September, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Ed Tignor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A Richards
Notary's Signature

My Commission Expires: 9/6/22
Notary' Seal (if on paper)

