THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829940** Karen Johnson Davidson County Batch# 486652 **DEEDWARR** 09/30/2020 11:08:50 AM 3 pgs Fees: $18.00 Taxes: $943.50 20200930-0112660	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew T. Dunn and Angela K. Dunn 306 Griffin Place Hermitage TN 37076	New Owner	Tax Parcel ID No. 064-16-0E-091.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leslie Fleming and William Emmetts, as surviving heirs of Barbara Emmetts** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew T. Dunn and Angela K. Dunn, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 91 in Building 24 on the plan of The Townhomes of Truxton Village, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20061025-0132473, amended and restated in Instrument No. 20061106-0137656 and amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PAUL EMMETTS and wife, BARBARA EMMETTS, by deed from PHILLIPS BUILDERS, LLC, of record in Instrument No. 20080508-0047746, dated April 28, 2008, said Register's Office.

PAUL EMMETTS died on or about June 25, 2014, leaving BARBARA EMMETTS as the surviving tenant by the entirety.

BARBARA EMMETTS died intestate on or about July 22, 2020. Upon her death the title to the subject property passed to her only heirs at law, her children Leslie Fleming and William Emmetts, as evidenced by Affidavit of Heirship of record in Instrument No. 20200930-0112658 and Instrument No. 20200930-0112659 said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 064-16-0E-091.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20061025-0132473, amended and restated in Instrument No. 20061106-0137656 and amended in Instrument No. 20071105-0130490, said Register's Office.

Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20151130-0120249, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20051230-0156496, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300, said Register's Office.

Utility Easement of record in Book 4910, page 838, said Register's Office.

This is improved property located at 306 Griffin Place Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2020.

Leslie Fleming

STATE OF NH)

COUNTY OF Rockingham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie Fleming with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2020.

Notary Public

My Commission Expires: 7-11-23

SUSAN M. PARNELL
MY COMMISSION EXPIRES JULY 11, 2023
NOTARY PUBLIC
NEW HAMPSHIRE

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2020.

William Emmetts

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Emmetts, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021