Karen Johnson Davidson County
Batch# 505027 DEEDWARR
10/30/2020 09:51:12 AM 2 pgs
Fees: $13.00 Taxes: $2,652.90

20201030-0126626

WARRANTY DEED

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

File No.: AGL-20-1015 Dun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $717,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/18/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Lehman, III and Pamela D. Lehman	Movement Mortgage, LLC	105 13 0M 002.00CO
(NAME)	(NAME)	
1015 Lawrence Avenue Nashville, TN 37204	8024 Calvin Hall Rd. Indian Land, SC 29707	
(ADDRESS)	(ADDRESS)	

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, I/WE, **JOSEPH A. DUNN AND STEPHANIE B. DUNN, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ROBERT D. LEHMAN, III AND PAMELA D. LEHMAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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 Private Element Unit B established pursuant to Declaration of Protective Covenants, Conditions and Restrictions for The Plan of Lawrence Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20120320-0023759, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Plan of Lawrence Commons, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20120320-0023759, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Joseph A. Dunn and Stephanie B. Dunn, husband and wife, by Warranty Deed From Nebraska Holdings, LLC, dated February 15, 2013, recorded February 19, 2013, in Instrument No. 20130219-0016499, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1015 Lawrence Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (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 GRANTEES, 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 28th day of October, 2020

Joseph A. Dunn

Stephanie B. Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2020, before me personally appeared Joseph A. Dunn and Stephanie B. Dunn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 3/6/24

