Karen Johnson Davidson County
Batch# 520567 DEEDWARR
11/24/2020 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20201124-0137615

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this 18 day of November, 2020.

Notary Public
My commission expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
ANDRAYUS WASHINGTON 1720 ROBINDALE COURT HERMITAGE, TN 37076	ANDRAYUS WASHINGTON 1720 ROBINDALE COURT HERMITAGE, TN 37076	074 08 0 0 32.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & 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, **CUYLER DUNBAR AND WIFE, SANDRA DUNBAR,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **ANDRAYUS WASHINGTON AND WIFE, TANYA WASHINGTON,** 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. 821 ON THE PLAN OF HERMITAGE HILLS, SECTION SEVEN, AS OF RECORD IN BOOK 3300, PAGES 62 AND 63, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 821 FRONTS 80.0 FEET ON THE NORTHEASTERLY SIDE OF BONNAMERE DRIVE AND EXTENDS BACK 151.6 FEET ON THE NORTHWESTERLY LINE AND 151.7 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 80.05 FEET.

BEING THE SAME PROPERTY CONVEYED TO CUYLER DUNBAR AND WIFE, SANDRA DUNBAR BY WARRANTY DEED DATED JUNE 18, 2020 FROM DENNIS WAYNE OLDFIELD, BARRY LEE OLDFIELD, CHRISTIE L. ALEXANDER, AND JILL EDMONDSON, COMPRISING ALL OF THE HEIRS AT LAW OF JAMES T. OLDFIELD, DECEASED, OF RECORD IN INSTRUMENT NO. 20200618-0064645, DAVIDSON COUNTY REGISTER OF DEEDS.

FURTHER, BEING THE SAME PROPERTY CONVEYED TO JAMES T. OLDFIELD AND WIFE, JEAN H. OLDFIELD BY DEED FROM HERMAN JOHNSON AND WIFE, MARIE JOHNSON DATED AUGUST 30, 1963 RECORDED SEPTEMBER 3, 1963, OF RECORD

IN BOOK 3615, PAGE 617, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JEAN H. OLDFIELD BEING ONE THE SAME AS GRACE JEAN OLDFIELD DIED ON OCTOBER 5, 2016. JAMES T. OLDFIELD, BEING ONE AND THE SAME AS JAMES T. OLDFIELD, JR., HAVING SINCE DIED ON APRIL 6, 2020.SEE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20200618-0064644, SAID REGISTER'S OFFICE.

This property is improved property known as 7030 Bonnamere Drive, Hermitage, TN 37076.

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.

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. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their 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 18th day of November, 2020.

Cuyler Dunbar

Sandra Dunbar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, Tennessee, this 18th day of November, 2020.

Notary Public (SEAL)

My Commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022