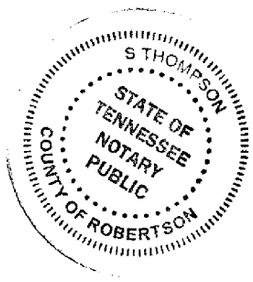
Karen Johnson Davidson County
Batch# 521916 DEEDWARR
11/30/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20201130-0138701

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$279,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER 2020.

Notary Public

MY COMMISSION EXPIRES: 11.20.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Dunn, Jr.	**Guaranteed Rate, Inc.**	**141-06-0A-027.00**
(NAME)	(NAME)	
7711 Poplar Ridge Drive	**3940 N. Ravenwood**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. DUNN, JR., A MARRIED MAN HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Number 46 on the Revised Plan of Poplar Ridge Section One, as of record in Book 7900, Page 206, and corrected in Book 8292, Page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nashville Now Investments, LLC, a Tennessee limited liability company by Warranty Deed from Amy M. Miller, dated December 14, 2018, recorded December 14, 2018, of record in Instrument Number 20181214-0122058, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **7711 Poplar Ridge Drive** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37221** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2020 real property taxes have been paid, prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 7900, page 206 and corrected in Book 8292, page 973, said Register's Office; (c) Restrictions of record in Book 8113, page 105, Book 10322, page 76, Book 10370, page 333, and Book 10948, page 482, said Register's Office; and (d) By-Laws of record in Book 8113, page 116, said Register's Office.

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 GRANTEES 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 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 13th day of November 2020.

Nashville Now Investments, LLC

By: Pam McBroom

Pam McBroom, Authorized Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Pam McBroom, with whom I am personally acquainted, and who upon oath, acknowledged herself to be Authorized Agent of Nashville Now Investments, LLC, the within named bargainor, a Tennessee limited liability company and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent.

WITNESS my hand and official seal at Brentwood, Tennessee, this 13th day of November 2020.

Notary Public

My Commission Expires: 3-10-2024

KATHLEEN DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202011300138701

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY