THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant
First Title & Escrow Co., Inc. FTEC File No. 36182-03-2021	Subscribed and sworn to before me this 5th day of April, 2021. Notary Public
RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE STE. 540 NASHVILLE, TN 37203	My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 5, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sean McCulley, Fran McCulley 7349 Somerset Place Nashville, TN 37221	New Owner	Map and Parcel No.: 141140A04900CO

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, **Stephen W. Dunaway and wife, Allison M. Dunaway,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sean McCulley and Mary Frances McCulley, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7349 Somerset Place, Nashville, TN 37221.

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 Grantors covenants that they are 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 as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 607401 DEEDWARR
04/06/2021 11:40:24 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50

20210406-0044868

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2021.

Stephen W. Dunaway

Allison M. Dunaway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen W. Dunaway and Allison M. Dunaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2021.

Notary Public

My Commission Expires: October 2, 2023



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Hanover Park of Sheffield, a Planned Unit Development, as of record in Plat Book 9700, page 154, 155, and 156, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen W. Dunaway and wife, Allison M. Dunaway by deed dated May 26, 1999 from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Book 11505, page 610, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantees. Map and Parcel No. 141140A04900CO.
2. Declaration of Covenants, Conditions, and Restrictions for Hanover Park, of record in Book 10020, page 110, amended in Book 10301, page 178, and Book 10640, page 950, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Hanover Park Homeowner's Association, Inc. of record in Book 10907, page 505, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, page 154, 155, and 156, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.