Karen Johnson Davidson County
Batch# 637564 DEEDWARR
05/17/2021 10:57:00 AM 2 pgs
Fees: $13.00 Taxes: $1,646 50
20210517-0065952

This instrument prepared by:
Martha Brooke Perry, Attorney
**Balthrop, Perry, & Noe, PLLC**
102 Boyd St, PO Box 82
Ashland City, TN 37015

Big Dog Properties, Inc.

TO: Brad Dunbar & Traci Dunbar
5629 Hillview Drive
Brentwood, TN 37027

MAP & PARCEL:
146-14-0-065.00

SEND TAX BILLS TO: SAME

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**WARRANTY DEED**

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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 and sufficiency of which are hereby acknowledged, Big Dog Properties, Inc., a Tennessee Corporation, Grantor herein; has bargained and sold and by these presents does convey unto Brad Dunbar and Traci Dunbar, husband and wife, Grantees herein, their heirs, successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled The Estates at Radnor Lake, of record as Instrument No. 20060112-0004786, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Big Dog Properties, Inc., a Tennessee Corporation, by deed from Mary M. Enoch And Leeanne Enoch Abernathy of record in Instrument No. 20050118-0006330, dated January 14, 2005, Register's Office of Davidson County, Tennessee

This conveyance is subject to the lien of 2021 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all matters shown on the Plan of record in Plat Book 6200, Page 829, Register's Office of Davidson County, Tennessee; Easement(s) of record in Book 2292, Page 617, said Register's Office; Sanitary Sewer Easement of record in Book 4504, Page 828, said Register's Office; and all other matters of record.

This is improved property known as 840 Otter Creek Rd, Lot #6, Nashville, TN 37220 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized agent, this the 14 day of May, 2021.

Big Dog Properties, Inc.
By: Mike Campbell
Title: President

State of Tennessee
County of Cheatham

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mike Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President (or other officer authorized to execute the instrument) of Big Dog Properties, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President (or other authorized officer).

Witness my hand, at office, this 14th day of May, 2021.

NOTARY PUBLIC

BROOKE MARTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

My commission expires: 7/17/2021

STATE OF TENNESSEE

COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant / Agent for Buyer

SWORN to and subscribed before me,

this the 14 day of May, 2021.

Jamie A. Folk
NOTARY PUBLIC

My commission expires: 8-23-2022

JAMIE A. FOLK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY