WARRANTY DEED

Karen Johnson Davidson County
Batch# 653263 DEEDWARR
06/09/2021 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20210609-0077853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-8-22

(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darius T Dunn and Andrea M Dunn	New Owner	
(NAME)	(NAME)	08012010500
3200 Briarwick Dr.	at property	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	address	
(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, WE, **William E. Bridgewater, married and Tiffany L. Bridgewater, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darius T. Dunn and Andrea M. Dunn, husband and wife ,** HEREINAFTER CALLED THE GRANTEE, 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 No. 83, 3200 Briarwick Drive, as shown on the Bordeaux Hills, Addition Plan, of record in Plat Book 4460, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany L. Bridgewater & William E. Bridgewater, by virtue of that certain Quit Claim Deed dated April 7, 2021, and being of record at Instrument No. 20210412-0048156, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to William H. Bridgewater, Jr. and wife, Brenda Bridgewater by virtue of Warranty Deed dated October 6, 1972 at Book 4944, Page 496, in the amount of $17,500.00 in the said Register's Office.

William E Bridgewater warrants that the above described property was never the marital residence of he nor his spouse.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4460, Page 9, Deed Restrictions recorded at Book 4495, Page 859, and all other matters of record, including all items set out on any applicable plat of record.

This is improved / unimproved x property, known as 3200 Briarwick Drive Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (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 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 7th day of June, 2021.

William E. Bridgewater

William E. Bridgewater

Tiffany L. Bridgewater

Tiffany L. Bridgewater

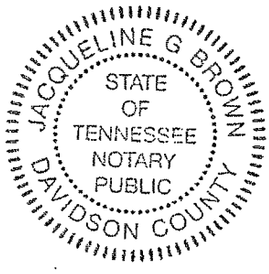
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William E. Bridgewater and Tiffany L. Bridgewater**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of June, 2021.

Jacqueline G Brown

Notary Public
My Commission Expires: 3-8-22



Certificate of Authenticity

I, Dawn Cheri Mason, 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.

Dawn Cheri Mason
Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022