Karen Johnson Davidson County
Batch# 681002 DEEDWARR
07/21/2021 04:03:02 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20210721-0098156

FROM: Eleanor Grams McCulty and Evan J. McCulty
TO: Ronnie Dunn and Janine Dunn, husband and wife

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Ronnie and Janine Dunn P. O. Box 22359 Nashville, TN 37202	(Same)	Map 131-1-F Parcel 12

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2021.

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public
My Comm. Expires: 5-8-2022

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eleanor Grams McCulty and husband, Evan J. McCulty, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Ronnie Dunn and Janine Dunn, husband and wife, hereinafter called "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 No. 12, on the Plan of Chatsworth, of record in Book 5200, page 575, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Eleanor Grams McCulty, by deed from Vincent H. Santoro, Jr. and wife, Barbara L. Santoro, to Eleanor Carr, an unmarried woman, of record as Instrument No. 20130301-0020814, said Register's Office; and by deed from Eleanor Grams McCulty, a married woman, who acquired title as Eleanor

Carr, and husband, Evan J. McCulty, to Eleanor Grams McCulty, a married woman, of record as Instrument No. 20170131-0010111, said Register's Office.

Said property is transferred subject to the following:

1. Metro Nashville Davidson County Property taxes for 2021, and subsequent years.

2. All matters shown on the plan of record in Book 5200, page 575, said Register's Office.

3. Subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Buxton Square (n/k/a Chatsworth), of record in Book 6049, page 665, said Register's Office, as amended in Book 6114, page 43, said Register's Office, and further amended by Instrument No. 20050126-0009824, said Register's Office, and re-recorded as Instrument No. 20050222-0019401, said Register's Office, and the By-Laws appended thereto.

This is improved property located at 115 Chatsworth Drive, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hand this 21st day of July, 2021.

Eleanor Grams McCulty

Evan J. McCulty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor Grams McCulty and Evan J. McCulty, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of July, 2021.

My Commission Expires: 3/7/23

NOTARY PUBLIC

