41
mld

BOOK 11324 PAGE 810

FROM: Michael L. Dagley,
Grantor

TO: Janet R. Dagley,
Grantee

This instrument was prepared by:
Lea W. Stouffer
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1800
SunTrust Center
Nashville, Tennessee 37219

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| Michael L. Dagley<br>1907 Cedar Lane<br>Nashville, TN 37212 | SAME | Map 117-4<br>Parcel 313.00<br>16DA-00635 |

---

## WARRANTY DEED

---

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

---

FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a tenancy by the entirety, I, Michael L. Dagley, Grantor, by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my wife, Janet R. Dagley, Grantee, her heirs, successors and assigns, an interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being part of Lot No. 1 on the A. B. Montgomery Lands as of record in Book 1, page 22, Chancery Court for Davidson County, Tennessee, described as follows:
>
> Beginning on the southerly margin of "Ellenway" or Cedar Lane, at the northeast corner of the property conveyed to W. J. Flynn and wife, by deed from Albert G. Morris and wife, of record in Book 1079, page 555, said Register's Office; thence, with the southerly margin of said Lane easterly 90 feet; thence, southerly 160 feet to the northerly margin of an alley; thence with the same westerly 80 feet to said Flynn's southeast corner; thence, with said Flynn's eastern boundary line northerly 160 feet to the beginning.
>
> Being the same property conveyed to Michael L. Dagley, unmarried, by Deed from Walter Carter and wife, Christie Carter, of record in Book 10995, page 841, Register's Office for Davidson County, Tennessee.
>
> This description is the same as that contained in the prior Deed.

This is improved property known as 1907 Cedar Lane, Nashville, Tennessee 37212.

This conveyance is expressly made subject to the following:

1. Any and all unpaid real and personal property taxes.

2. Any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.

3. All matters created, suffered, assumed, accepted or agreed to by Grantor during his fee simple ownership of the above referenced property.

This conveyance is made to my wife, Janet R. Dagley, the Grantee herein, pursuant to T.C.A. Section 66-1-109 to create an estate by the entireties in and to the entire interest of the Grantor in the above-described property heretofore held by the Grantor individually.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 2nd day of February, 1999.

MICHAEL L. DAGLEY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 11324 PAGE 812

Personally appeared before me, LENA K. LUTCHE, a Notary Public of said County and State, MICHAEL L. DAGLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 2nd day of February, 1999.

Lena K. Lutche
Notary Public

My Commission Expires: 1/27/2001

054458
IDENTIF. ↑ REFERENCE

99 FEB -3 AM 11:28

JILL GRAMBO, REGISTER
DAVIDSON COUNTY, TN.

1117 02/03 0101 02CHECK 14.00