File No. 260600958

WARRANTY DEED

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~ 5/24/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/11/06 11:03 2 pgs
Fees:13.00 Taxes:456.95

20061211-0152498

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina L. Vermes	Tina L. Vermes	Map 148-07-0 Parcel 016.00
(NAME) 133 Luna Drive	(NAME) 133 Luna Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, we, **Gary D. Dales and Diane M. Dales, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tina L. Vermes, and husband Robert Vermes,** HEREINAFTER CALLED THE 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 all of Lot No. 620, on the Plan of Section Six, Cherokee Hills, as shown by plan appearing of record in Book 3842, Page 15, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gary D. Dales and Diane M. Dales, husband and wife by Warranty Deed dated March 28, 1995 of record in Book 9631, Page 881, Register's Office for Davidson County, Tennessee.

This Property is subject to: Restrictions of Record in Book 3929, page 236, said Register's Office; Subject to any and all matters of Record in Book 3842, page 15; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 133 Luna Drive, Nashville, TN 37211
(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/our hand(s) this 5th day of July, 2006.

Gary D. Dales

Diane M. Dales by Gary D. Dales, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 5th day of July, 2006 before me personally appeared Gary D. Dales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Diane M. Dales, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20061211015 2-497, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 5th day of July, 2006.

Commission expires: June 22, 2009

Linda V. Jones Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

File Number: 260600958

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122