WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130076297 DEEDWARR
Recvd: 09/04/13 10:33 2 pgs
Fees:13.00 Taxes:1295.00

20130904-0093036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan J. Dacus Megan M. Dacus	Pinnacle Bank	11516007800
(NAME)	(NAME)	
146 Haverford	150 3rd Ave. S., Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37201	
(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, **Beck Jappe Dandoand wife, Katherine Kelly Dando**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan J. Dacus and Megan M. Dacus, husband and wife**, 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 Lot No. 13 on the Plan of West Meade Farms Section 3 of record in Plat Book 1835, page 4 Register's Office for Davidson County, Tennessee, and more particularly described as follows: Being at an iron pin in the northerly margin of Haverford Drive, said pin being located at the southwest corner of Lot 12 of the West Meade Farms Section 3 of Record in Plat Book 1835, page 4, Register Office for Davidson County, Tennessee . Thence, with the northerly margin of Haverford Drive, South 81 degrees 13' 00" West 120.60 feet to set iron pin, said iron pin being the centerline of the 50 foot abandoned right of way, said right of way abandoned by the Metropolitan Government by Ordinance No. BL2006-1058; Thence, along the centerline of the said abandoned right of way, North 08 degrees 47' 00" West 160.54 feet to a set iron pin; Thence, North 85 degrees 56' 00" East 96.60 feet to an iron pin; Thence, North 71 degrees 20' 00" East 24.50 feet to an iron pin, said pin being the northwest corner of Lot 12: Thence, along the westerly boundary of said Lot 12, South 08 degrees 47' 00" East 156.75 feet to the point of beginning, containing 18,834 square feet, 0.42 acres, more or less.

Being the same property conveyed to Beck Jappe Dando and wife, Katherine Kelly Dando by Deed from Ryan M. Johnson and wife, Polly A. Johnson, dated 06/29/2007 and filed for record on 07/02/2007 in Instrument 200707020078789, Register's Office for Davidson County, Tennessee. Corrected in Instrument 200709210113187, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **146 Haverford, Nashville, TN 37209**

(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 our hands this 28th day of August, 2013.

Beck Jappe Dando

Katherine Kelly Dando

STATE OF TEXAS

COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beck Jappe Dando and wife, Katherine Kelly Dando, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Flower Mound, Texas this 28th DAY OF AUGUST, 2013.

Commission expires:
05/26/2015

Notary Public

NOTARY PUBLIC STATE OF TEXAS

BRANDON KENT PARSONS
My Commission Expires
May 26, 2015