WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek Hoke	Derek Hoke	083-10-0 248.00
(NAME)	(NAME)	
1811 Lakehurst Drive	1811 Lakehurst Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Cynthia A. Dahlgren, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Derek Hoke, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 more particularly described as follows:

A lot or parcel of land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of the 10 1/4 acre tract as shown on the plat of Richardson Place, as of record in Book 547, page 135, Register's Office for said County, described according to a survey made by Erie Drake, County Surveyor, as follows:

Beginning at the northwest corner of Lakehurst Drive and 19th Street; thence with the northerly margin of Lakehurst Drive, westwardly 100 feet; thence northwardly and parallel with the westerly margin of 19th Street, 140 feet; thence eastwardly and parallel with the northerly margin of Lakehurst Drive, 100 feet to the westerly margin of 19th Street; thence with said Street, southwardly 140 feet to the beginning.

Being the same property conveyed to Cynthia A. Dahlgren by Warranty Deed dated 12/17/1998 from Marcella H. Dahlgren, unmarried of record in Book 11260, Page 780, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plan Book 547, Page 135, said Register's Office.
All matters set out in document including but not limited to restrictions of record in Book 675, Page 744, said Register's Office, but omitting any covenant or restriction based on race, color, religion, sex, handicap or national origin.

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 ☐

BILL GARRETT, Davidson County
Trans:T20140023210 DEEDWARR
Recvd: 04/07/14 10:23 2 pgs
Fees:13.00 Taxes:1054.50



This is improved ☑ property, known as 1811 Lakehurst Drive, Nashville, TN 37206
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 4th day of April, 2014.

Cynthia A. Dahlgren

State of Tennessee
County of Wilson

Personally appeared before me Cynthia A. Dahlgren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of April, 2014.

Notary Public
My Commission Expires: 5/13/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122