BILL GARRETT, Davidson County
Trans:T20140066733 DEEDWARR
Recvd: 09/08/14 13:16 2 pgs
Fees:13.00 Taxes:1387.50

20140908-0082101

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$000.00~~ $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/21/15

(AFFIX SEAL)

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Emily J. Nath	Reliant Bank	11810011400
(NAME)	(NAME)	
3405 Pleasant Valley Road	101 Creekstone Blvd., Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin, TN 37067	
(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, **David A. Dea and wife, Sheila L. Dea**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Emily J. Nath, a single woman**, 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 Lot No. 53, on the plan of Part of O.F. Noel Estate, Pleasant Valley, as shown on plat of record in Plan Book 1424, Page 63, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to David A. Dea and wife, Sheila L. Dea by Warranty Deed dated 08/16/2013 from T. Mitchell Hackney, unmarried of record in Instrument 201308260089592, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Book 1424, Page 63 and Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 3921, Page 567, 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 3405 Pleasant Valley Road, Nashville, TN 37204
(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 our hands this 25th day of August, 2014.

David A. Dea

Sheila L. Dea

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 25th day of August, 2014.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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