Box 14

27489-3

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$460,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anita A. Disney	NEW OWNER	10415036400
(NAME)	(NAME)	
2606 Woodlawn Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **Derrick C. Dagnan and Emmy Lou Dagnan**, HUSBAND AND WIFE HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anita A. Disney, a married woman**, SINGLE WOMAN 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 described as follows:

Being the westerly 50 feet of the southerly half of Lot Number 20 on the Plan of Belair, as record in Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 50 feet on the northerly side of Woodlawn Avenue (formerly known as Belair Avenue) and runs back between parallel lines measuring 192 feet to a dead line.

Being the same property conveyed to Derrick C. Dagnan and Emmy Lou Dagnan, Husband and Wife by Warranty Deed dated 07/30/2004 from Gina L. Kosser, a Married Person of record in Instrument 20040804009351 1, 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 2606 Woodlawn Dr., Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150062519 DEEDWARR
Recvd: 07/30/15 09:12 2 pgs
Fees:13.00 Taxes:1702.00
20150730-0074991

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 24th day of July, 2015.

Derrick C. Dagnan

Emmy Lou Dagnan

State of Tennessee

County of Davidson

On this 24th day of July, 2015 before me, a Notary public in and for said County and State, personally appeared ***Derrick C. Dagnan and Emmy Lou Dagnan,*** individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019