WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/16 08:46 2 pgs
Fees:13.00 Taxes:240.50
20160126-0007197

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$65,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of January, 2016

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
New Dawn Property Solutions, LLC	SAME	14807011500
2220 Higgins Lane		
Murfreesboro, TN 37130		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nancy S. Toy**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **New Dawn Property Solutions, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 861 on the plan of Cherokee Hills, Section Eight-A, as of record in Book 4060, Page 155, Register's Office for said County.

Said Lot Number 861 fronts 89.0 feet on the southeasterly side of Radar Drive and extends 152.1 feet on the northeasterly line and 100.6 feet on the southwesterly line, to an irregular line in the rear on which it measures 118.8 feet.

Being the same property conveyed to Joseph L. Toy and wife, Nancy S Toy from Michael L. Elsberry and wife, Rebecca A Elsberry by Warranty Deed on September 11, 1973, of record in Book 4755, Page 254, Register's Office for Davidson County, Tennessee. Further conveyed to Nancy S. Toy from Joseph L. Toy by Quitclaim Deed on March 15, 1993, of record in Book 9091, Page 480, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4060, Page 155, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3805, Page 776; Book 4198, Page 609, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown of record in Book 3700, Page 154 and Book 4518, Page 495, Register's Office for Davidson County, Tennessee.

This is improved property known as: **127 Rader Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 25, 2016.

Nancy S. Toy

Nancy S. Toy

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy S. Toy** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 25, 2016

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-19

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.