WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160024179 DEEDWARR
Recvd: 03/24/16 15:47 2 pgs
Fees: 13.00 Taxes: 850.97

20160324-0028161

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,992.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 4/30/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Will Dodson	Will Dodson	14710020500
(NAME)	(NAME)	
550 Adamwood Dr.	550 Adamwood Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joseph Dinwiddie and Rodger Dinwiddie,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Will Dodson,** 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:

Being Lot No. 18 on the Plan of Section Two, Parkview Estates, as shown by plat of record in Plat Book 3700, Page 87, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joseph Dinwiddie, unmarried and and Rodger Dinwiddie, married, tenants in common, by Deed from Olusoga Clement Adesinasi and wife, Wuraola A. Adesinasi of record in Instrument No. 20990305-0019727, Register's office for Davidson County, Tennessee.

Subject to any and all restrictions, easements, rights of way, conditions and/or limitations noted on or attached to the plat recorded in Plat Book 3700, Page 87.

Subject to restrictions as recorded in Book 4094, Page 686.

This property is not a marital residence of the Roger Dinwiddie and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 550 Adamwood Dr., Nashville, TN 37211

(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 my/our hands this 25th day of March, 2016.

Joseph Dinwiddie

Rodger Dinwiddie

State of Tennessee
County of Williamson

Personally appeared before me Joseph Dinwiddie and Rodger Dinwiddie, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of March, 2016.

Notary Public
My Commission Expires:

File No.: 10535

JASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017