BILL GARRETT, Davidson County
Trans:T20160037007 DEEDWARR
Recvd: 05/04/16 10:31 2 pgs
Fees:13.00 Taxes:391.83
20160504-0043927

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1275

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sean Dyer 4618 Woodside Drive Old Hickory, TN 37138	**Renasant Bank** **2001 Park Place North** **Suite 150** **Birmingham, AL 35203**	64-4-79.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1275

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $105,900.00

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Robert A. Dee and Norma J. Dee, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sean Dyer, an unmarried man** 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 all of Lot No. 8A, Lake Country, Section Two, Zone Lot Division, Lots 7 thru 12, as of record in Book 5200, page 664, as amended in Book 5200, page 788, Register's Office for Davidson County, Tennessee, to which plan references are hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Robert A. Dee and wife, Norma J. Dee by Warranty Deed from George Margrave and wife, Sharmin J. Margrave, dated October 28, 1983, recorded October 31, 1983, of record in Book 6166, page 799, as re-recorded in Book 6177, page 582, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **4618 Woodside Drive, Old Hickory, TN 37138**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **3rd** day of **May, 2016.**

GRANTOR(S)

Robert A. Dee

Norma J. Dee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert A. Dee and Norma J. Dee** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **3rd** day of **May, 2016.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016