BILL GARRETT, Davidson County
Trans:T20160039627 DEEDWARR
Recvd: 05/12/16 10:19 2 pgs
Fees:13.00 Taxes:684.50
20160512-0047307

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 9th day of May, 2016.

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Dallon Hudson 4862 Lynn Drive Nashville, TN 37211	New Owner	147-02-0-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R. Deal, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Dallon Hudson, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 72, as shown on the map entitled the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ARTHUR H. ADAMS, JR., NMARRIED, by deed from ROBERT HAROLD KING AND WIFE, DOROTHY W. KING, of record in Book 4714, page 447, dated June 1, 1973, said Register's Office.

Being further conveyed to ARTHUR H. ADAMS JR., AND JOHN R. DEAL, A JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed of record in Book 4733, page 349 and Book 10425, page 743, said Register's Office.

The said Arthur H. Adams, Jr., having since died on _____, leaving John R. Deal surviving, as tenant by the entirety.

This property is improved property known as **4862 Lynn Drive, Nashville, TN, 37211.**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 147-02-0-037.00; (2) Matters shown on the Plan of record in Book 2331, page 32, said Register's Office.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 9th day of May, 2016.

John R. Deal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John R. Deal** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 9th day of May, 2016.

Notary Public

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 8-5-18

FILE NO: 2016054426