BILL GARRETT, Davidson County
Trans:T20160055843 DEEDWARR
Recvd: 06/30/16 10:27 2 pgs
Fees:13.00 Taxes:724.83
20160630-0066865

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167585

WARRANTY DEED

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2016.

NOTARY PUBLIC

My commission expires: 3/10/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne Alicardi *et al* 7856 Heaton Way Nashville, TN 37211	Same address as new owner	173 09 0A 465.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Five Thousand Nine Hundred and 00/100 Dollars ($195,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CATHERINE E. DUGAN, A MARRIED WOMAN,** hereinafter called the Grantor, have bargained and sold and by these presents do hereby transfer and convey unto, **SUZANNE ALICARDI, A SINGLE WOMAN AND SUSAN LAMBRETH, A MARRIED WOMAN,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 482 on the Plan of Resubdivision of Lots 220 & 351 through 355, Phase Four, Lennox Village, as shown by plat appearing of record in Instrument No. 20050113-0004928, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Catherine E. Cunningham, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to Catherine E. Cunningham, dated 5/26/2005, recorded 5/31/2005, of record in Instrument No. 20050531-0061106, in the Register's Office for Davidson County, Tennessee. The said Catherine E. Cunningham having since married to John Dugan and now being known as Catherine E. Dugan.

The address of the herein described property is believed to be 7856 Heaton Way, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20050113-0004928; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **JOHN DUGAN,** husband of the aforesaid **CATHERINE E. DUGAN,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property.

WITNESS OUR HANDS, this the 24th day of June, 2016.

CATHERINE E. DUGAN

JOHN DUGAN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Catherine E. Dugan and John Dugan, 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 seal, this the 24th day of June, 2016.

Notary Public

Melinda Sutherland
Printed Notary Name

My commission expires: 3/10/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY