33134

Davidson County DEEDWARR
Recvd: 08/19/16 14:40 3 pgs
Fees:18.00 Taxes:5372.40
20160819-0087126

NEW OWNER:

Kevin Dale
Joanne Dale
913 Glendale Lane
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-0677

The actual consideration or value, whichever is greater, for this transfer is $1,452,000.00.

Affiant

Sworn to and subscribed to, before me, this 16th day of August, 2016.

Notary Public

My Commission Expires: ____

Map 132, Group 09-0 Parcel 069.00

Space for Notary's Stamp

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Four Hundred Fifty-Two Thousand and 00/100 Dollars ($1,452,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **913 GLENDALE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KEVIN DALE AND JOANNE DALE, husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and part of Lots 35 & 44 in Oak Hill Subdivision No. 1, and of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 16 fronts 100 feet on the southerly side of Glendale Park Avenue and extends back between parallel lines 285 feet to the northerly line of Lots No. 36 and 37 in said Subdivision.

BEING the same property conveyed to 913 Glendale, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jason Egly and Shelley Egly, husband and wife, dated May 28, 2015, and of record in Instrument No. 20150609-0054109, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 913 Glendale Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of **August, 2016.**

913 GLENDALE LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
Nathan Lyons, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **a Member** of, **913 Glendale, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 16th day of **August, 2016.**

_____
NOTARY PUBLIC

My commission expires: _____

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JANUARY 24, 2017

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

