BILL GARRETT, Davidson County
Trans:T20160077123 DEEDWARR
Recvd: 09/02/16 10:03 2 pgs
Fees:13.00 Taxes:739.63
20160902-0092849

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2016.

Notary Public

My commission expires: 4-4-19

GREGORY D. MADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Margaret Karen Moran, and David John Delage and Margaret Kay Delage	Margaret Karen Moran, and David John Delage and Margaret Kay Delage	034-07-0A-013.00-CO
607 Glenn Circle	607 Glenn Circle	
Madison, TN 37115-2212	Madison, TN 37115-2212	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Douglas Dale and Lita Dale, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Margaret Karen Moran, a married person and David John Delage and Margaret Kay Delage, married

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of Phase I Harbor Village of record in Plat Book 6900, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas Dale and Lita Dale, husband and wife by Warranty deed from Lisa Marie Servai a/k/a Lisa Servais Deville, unmarried of record in Instrument No. 20130819-0087274 Register's Office for Davidson County, Tennessee, dated August 14, 2013 and recorded on August 19, 2013. (Value of consideration shown in aforementioned deed $135,500.00.) Being also known as 607 Glenn Circle Madison, Tennessee 371152212.

This is **X** improved ☐ unimproved property known as **607 Glenn Circle, Madison, TN 37115-2212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of August, 2016.

Douglas Dale

Lita Dale

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Douglas Dale and Lita Dale, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of August, 2016.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 616217