This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1303**

BILL GARRETT, Davidson County
Trans:T20160089974 DEEDWARR
Recvd: 10/12/16 11:50 2 pgs
Fees:13.00 Taxes:488.40
20161012-0107954

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/07/2016**, by and between **Dogwood Financial Services, LLC**, parties of the first part, and **Tanisha N. Adams, single woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61-B ON THE PLAN OF HICKORY PARK VILLAS, SECTION TWO, ZONE LOT DIVISION, LOTS 49 THROUGH 56 AND 58 THROUGH 66, AS OF RECORD IN BOOK 6250, PAGE 615, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DOGWOOD FINANCIAL SERVICE, LLC BY WARRANTY DEED FROM LINDA STRAUGHN, UNMARRIED, RECORDED ON 07/06/2016 IN INSTRUMENT NO. 20160706-0069051, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO LINDA STRAUGHN, UNMARRIED BY SPECIAL WARRANTY DEED FROM SUNTRUST BANK, RECORDED ON 06/13/2007, IN INSTRUMENT NO. 20070613-0070905, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **162-16-0-084.00**
☒ Improved **1414 Bell Trace Drive, Antioch, TN 37013**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mark Evans, member

Dogwood Financial Services, LLC
By: Mark Evans
Managing Member

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared Mark Evans, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the **Managing Member of Dogwood Financial Services, LLC** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 7th day of October, 2016..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

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Owner's Name: **Tanisha N Adams**

and Address: **1414 Bell Trace Drive, Antioch, TN 37013**

Mail tax bills to

First Bank, ISAOA/ATIMA
318 Seaboard Lane Suite 205
Franklin, TN 37067

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$132,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 7th day of October, 2016..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

