Davidson County	DEEDWARR
Recvd: 05/08/17 15:56	3 pgs
Fees:18.00 Taxes:684.50	
20170508-0045700	

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $185,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2017. Notary Public My commission expires: 8.4.20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gabriela Domecq-Allaria and Julian Allaria	**Gabriela Domecq-Allaria and Julian Allaria**	**182-06-0A-191.00-CO**
8221 Ramstone Way	**8221 Ramstone Way**	
Antioch, TN 37013-3948	**Antioch, TN 37013-3948**	

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,

Geoffrey John Dreaddy, married

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

Gabriela Domecq-Allaria and Julian Allaria

(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 Lot No. 186 on the Plan of Final Plat of Old Hickory Hills, Phase Two, Section Three of record in Plat at Instrument No. 20040420-0044507, 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 Geoffrey John Dreaddy, unmarried by Warranty deed from Bobby W. Fowler, unmarried of record in Instrument No. 20110923-0073967 Register's Office for Davidson County, Tennessee, dated September 15, 2011 and recorded on September 23, 2011. Joined by his wife Krista Mae Dreaddy.

This is ☐ improved ☐ unimproved property known as **8221 Ramstone Way, Antioch, TN 37013-3948.**

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 28th day of April, 2017.

Geoffrey John Dreaddy

Krista Mae Dreaddy

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, Geoffrey John Dreaddy and Krista Mae Dreaddy, 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 28th day of April, 2017.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 817045

True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

