WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170040362 DEEDWARR
Recvd: 05/11/17 14:17 2 pgs
Fees:13.00 Taxes:490.25
20170511-0046953

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lauren Dickey and Joseph R. Dickey, wife and husband	new owner	81-6-40
(NAME)	(NAME)	
1830 25th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170863

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kenneth Garrett, unmarried and Antonio Powell, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lauren Dickey and Joseph R. Dickey, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of S.P.A. Subdivision of record in Book 1424, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 60 feet on the east side of 25th Avenue North and runs back 210.8 feet on the north line and 211 feet on the south line to a dead line which it measures 60 feet.

Being the same property conveyed to Kenneth Garrett and Antonio Powell, both unmarried by deed from Regions Bank, dated December 17, 2008, of record in Instrument No. 20090109-0002312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements, setback lines, notes, conditions, restrictions, stipulations, etc, and all other matters as set forth per Plat Book 1424, page 136, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1830 25th Ave N, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of May, 2017

Kenneth Garrett

Antonio Powell

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth Garrett and Antonio Powell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th of May, 2017.

Notary Public
My Commission Expires: 2-4-2019

