BILL GARRETT, Davidson County
Trans:T20170053341 DEEDWARR
Recvd: 06/21/17 16:04 2 pgs
Fees:13.00 Taxes:1646.50

20170621-0062696

WARRANTY DEED

CLR17-4972

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawna L. Moore	SAME (NAME)	
4972 Darlington Dr (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	147-09-0-094.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RODNEY LEE DIMMICK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAWNA L. MOORE AND RYAN W. MOORE, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 188 on the Plan of Section One, Caldwell Estates, of record in Plat Book 2663, Page(s) 68 and 69, as amended in Book 2901, Page 425 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 Rodney L. Dimmick and wife, Sandra M. Dimmick by Warranty Deed from Dwain L. Jones and wife, Kathy M. Jones, of record in Book 7225, Page 941, Register's Office for Davidson County, Tennessee, dated May 01, 1987 and recorded on May 05, 1987.

The said Rodney L. Dimmick (aka Rodney Lee Dimmick) and Sandra M. Dimmick (aka Sandra Marie Dimmick) having since divorced and by Final Decree No. 94D-1497 in the Fourth Circuit Court for Davidson County, Tennessee (a copy of which is of record in Book 9715, Page 217, RODCT) said property was divested out of Sandra Marie Dimmick and vested in Rodney Lee Dimmick.

Being the same property conveyed to Rodney Lee Dimmick and Andrea D. Dimmick, husband and wife by Quitclaim Deed from Rodney Lee Dimmick, of record in Instrument No. 20030820-0120686, Register's Office for Davidson County, Tennessee, dated July 25, 2003 and recorded on August 20, 2003.

The said Rodney Lee Dimmick and Andrea D. Dimmick having since divorced.

Being the same property conveyed to Rodney Lee Dimmick by Quitclaim Deed from Andrea D. Dimmick, of record in Instrument No. 20161123-0123873, Register's Office for Davidson County, Tennessee, dated October 15, 2012 and recorded on November 23, 2012.

Quitclaim deeds filed of record in Instrument No. 20161123-0123873 and Instrument No. 20030820-0120686 contained errors in the Plat Book and Page reference.

unimproved ( )
This is improved (X) property, known as 4972 Darlington Dr , Nashville, Tennessee 37211
(House Number) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this 19th day of June, 2017.

Rodney Lee Dimmick

STATE OF Tennessee
COUNTY OF Davidson

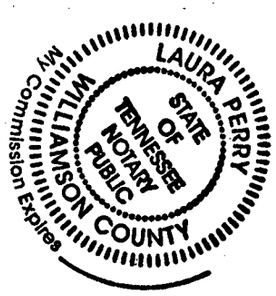
On this the 19th day of June, 2017, before me personally appeared Rodney Lee Dimmick to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of June, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959