WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 9.18.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Daniel J. Dugan, as Trustee of the Daniel J. Dugan Trust, dated November 24, 2014 and Karen Zander Dugan, as Trustee of the Karen Zander Dugan Trust, dated November 24, 2014	New Owners	63-4A-13
(NAME)	(NAME)	
2005 Amy Court		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171985

BILL GARRETT, Davidson County
Trans:T20170072669 DEEDWARR
Recvd: 08/22/17 10:32 2 pgs
Fees:13.00 Taxes:1665.00
20170822-0086048

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, **Colleen Dugan, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Daniel J. Dugan, as Trustee of the Daniel J. Dugan Trust, dated November 24, 2014 and Karen Zander Dugan, as Trustee of the Karen Zander Dugan Trust, dated November 24, 2014**, 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. 48, Phase Three, Cleveland Hall Subdivision, as shown on the plat of record in Instrument No. 20061006-0002332, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Colleen Dugan, a single woman by Warranty Deed from Clifford O. Richmond, unmarried, dated October 15, 2008, of record in Instrument No. 20081020-0104927, Register's Office for Davidson County, Tennessee.

Colleen Dugan and Colleen M. Dugan are one and the same person.

RESTRICTIONS:

This conveyance is made subject to Restrictions appearing of record in Book 11725, page 76, as amended in Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20081014-0103112 and Instrument No. 20080208-0013290, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1536 Stokley Lane, Old Hickory, TN 37138
(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 21st day of August, 2017

Colleen Dugan

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Colleen Dugan, 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 21st of August, 2017.

Christine L. Lind
Notary Public

My Commission Expires: 9.18.17

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.