BILL GARRETT, Davidson County
Trans: T20170075728 DEEDWARR
Recvd: 08/30/17 11:19 2 pgs
Fees: 13.00 Taxes: 1013.80
20170830-0089193

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~4/03/15~~ 6/19/18
(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winona Dimeo-Ediger, unmarried and Leonora Dimeo-Ediger, married	new owner (NAME)	
2614 Highview Dr. (ADDRESS)	(ADDRESS)	073 13 0 20900
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Marilyn Sutton, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Winona R. Dimeo-Ediger, unmarried and Leonora Dimeo-Ediger, married, hereinafter called the Grantees, 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. 26 ON THE PLAN OF DUGGER HEIGHTS, SECTION III OF RECORD IN BOOK 1835, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 26 FRONTS 160.0 FEET ON THE SOUTHWESTERLY MARGIN OF HIGHVIEW DRIVE AND EXTENDS BACK 209.3 FEET ON THE NORTHWESTERLY LINE AND 229.7 FEET ON THE SOUTHERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO MARILYN SUTTON BY EXECUTRIX'S DEED FROM MARILYN SUTTON, EXECUTRIX FOR THE ESTATE OF LOUISE M. HARRIS, PROBATE DOCKET NO. 12P-1857, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, OF RECORD IN INSTRUMENT NO. 20130108-0002540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2614 Highview Drive, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 24th day of August, 2017.

WARRANTY DEED
(Continued)

Marilyn Sutton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn Sutton, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of August, 2017.

Notary Public

My Commission Expires: 8/20/19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072