WARRANTY DEED

HALAS/DIMENNA-H17318

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF September, 2017.

(Affix Seal)

Notary Public

My Commission Expires:

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMMISSION EXPIRES 6-18-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Emil Halas, a married man	NEW OWNER'S	082-04-0-044.00
1117 North 7th Street		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KEEGAN EDWARD DEWITT AND MARGARET ROSE DEWITT, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto EMIL HALAS, A MARRIED MAN, 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. 234 and South 19 feet of Lot No. 235 on the Plan of Oakwood Park of record in Plat Book 421, page 12, in the register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot and part of said lot adjoin and front together 50 feet on the Easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Keegan Edward Dewitt and Margaret Rose Dewitt, husband and wife by Deed of record in Inst # 20140929-0089354, recorded September 29, 2014, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1117 North 7th Street, Nashville, Tennessee 37207 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Bill Garrett Davidson County
Batch# 2121 DEEDWARR
09/19/2017 09:33:52 AM 2 pgs
Fees: $13.00 Taxes: $1,698.30
20170919-0095650

Witness my/our hand(s) this 18th day of September, 2017 :

Keegan Edward Dewitt by Margaret Dewitt, POA

Margaret Rose Dewitt

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named MARGARET ROSE DEWITT, the 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 at Sumner County, Tennessee this 18th day of September, 2017.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Margaret Rose Dewitt with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Keegan Edward Dewitt, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Keegan Edward Dewitt for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 18 day of Sept, 2017.

My Commission Expires:

Notary Public

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019