Bill Garrett Davidson County
Batch# 17814 DEEDWARR
10/25/2017 10:44:30 AM 4 pgs
Fees: $23.00 Taxes: $684.50
20171025-0109402

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2017

Notary Public

My commission expires: 4.24.19

PENNY ALLISON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Antonio Nappo<br>Bonnie Nappo | Bonnie Nappo | 04310011300 |
| 809 N. Dupont Avenue | 809 N. Dupont Ave. | |
| Madison, TN 37115 | Madison, TN 37115 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Diane Dale Harrison and Deborah Dale Carter, equally**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Antonio Nappo and Bonnie Nappo, wife**

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 5, Mardalee Subdivision, of record in Instrument No. 20020328-0038222, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Oliver H. Dale by Warranty Deed from Diane D. Haviland and Deborah D. Carter, dated June 5, 2002, of record in Instrument No. 20020717-0086200, Register's Office for Davidson County, Tennessee. Oliver H. Dale died on or about September 13, 2016, and by his Last Will and Testament, of record in Instrument No. 20170120-0006449, Register's Office for Davidson County, Tennessee, devised subject property to Diane Dale Haviland and Deborah Dale Carter, for the limited purposes of establishing muniment of title. See also Docket No. 17P-228, Seventh Circuit Court of Davidson County, Tennessee Probate Division. Diane Dale Haviland is now known as Diane Dale Harrison. Diane Dale Harrison and Deborah Dale Carter are the only heirs and named devisees in the Last Will and Testament of Oliver Hubert Dale, deceased. The subject property is neither the principal residence of either Granter nor his/her spouse or any dependent.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20020328-0038222, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Easements of record in Book 3953, Page 410, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved ( ) property known as Lot 5 Mardalee Sub, 809 N. Dupont Avenue, TN 37115.

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 in 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 23rd day of October, 2017.

Diane Dale Harrison
Diane Dale Harrison

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Diane Dale Harrison, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

Deborah Dale Carter

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Deborah Dale Carter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

NOTARY PUBLIC

My Commission Expires: _____

Easements of record in Book 3953, Page 410, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as Lot 5 Mardalee Sub, 809 N. Dupont Avenue, TN 37115.

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 in 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 17th day of October, 2017.

Diane Dale Harrison

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Diane Dale Harrison, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

NOTARY PUBLIC

My Commission Expires: _____

Deborah Dale Carter

STATE OF South Dakota

COUNTY OF Union

Personally appeared before me, a Notary Public of said County and State, Deborah Dale Carter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2017.

CYNTHIA A. MEYER
NOTARY PUBLIC
SEAL
SOUTH DAKOTA

Cynthia A. Meyer
NOTARY PUBLIC

My Commission Expires: 11-10-2021

# True Copy Certification

I, BRANDON LIPPMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, Penny Allison [Name of Notary], a notary public for this county and state, Brandon Lippman [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

{Notary' Seal}

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY