Bill Garrett Davidson County
Batch# 62385 DEEDWARR
02/26/2018 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20180226-0017800

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cortus File #2650822

Return to:

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $830,000.00

Affiant

Subscribed and sworn to me, this the 22nd day of Feb, 2018.

Notary Public

My commission expires: 1-8-19

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
211 38th Avenue North NASHVILLE, TN 37209	Conally Davies Penley William Charles Penley	New Owner	104-01-0-213.00

THIS INDENTURE is made effective the 8th day of January, 2018, by Scott Dulaney and wife Lou Anne Dulaney, First Parties, for the purpose of conveying the premises described herein to Conally Davies Penley and William Charles Penley*, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

*Husband and Wife

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 99 and the South 12 1/2 feet of Lot No. 98 on the Map of Plan One, Part of West Grove Subdivision, of record in Book 421, Page 109, Register's Office of Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 62 1/2 feet on the West side of 38th Avenue North and run back between parallel lines 160 feet more or less to an alley.

Being the same property conveyed to Scott Dulaney and Lou Anne Dulaney by Warranty deed from Cornerstone Investments, Inc. of record in Instrument No. 20150401-0028344 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 01, 2015.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens of record contained in Plat Book 421, Page 409; Restrictive Covenant of Detached Structure of record at Instrument Number 20141003-0091846, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Scott Dulaney aka Harold Scott Dulaney

Scott Dulaney aka Harold Scott Dulaney

Lou Anne Dulaney

Lou Anne Dulaney

STATE OF Tennessee)
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Scott Dulaney aka Harold Scott Dulaney**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 8th day of January, 20 18

Tracey L. Luke
NOTARY PUBLIC

My Commission Expires: 9-10-18

TRACEY L. LUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Lou Anne Dulaney**, 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 SEAL AT OFFICE, in Davidson County, this the 8th day of January, 20 18

Tracey L. Luke
NOTARY PUBLIC

My Commission Expires: 9-10-18

TRACEY L. LUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal