WARRANTY DEED

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
[illegible] TN 37203

Bill Garrett Davidson County
Batch# 97550 DEEDWARR
05/29/2018 10:21:59 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90

20180529-0050791

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alexander Witzgall and Tanoa Witzgall	U.S. Bank National Association	126 16 0A 469.00
(NAME)	(NAME)	
7121 Riverfront Dr	PO Box 20005	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Owensboro, KY 42304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seven Thousand And No/100 Dollars ($307,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Deborah Dishman, a married woman, formerly known as Debbie Standley,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexander Witzgall and Tanoa Witzgall, husband and 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:

Being Lot Number 470 on the Plan of Final Plat Riverwalk Phase 3B of record in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to from United State of America, acting by and through, the US Army Corps of Engineers, Savannah District by Fee Simple General Warranty Deed from Robert C. Baugher and Larae Baugher dated April 28, 2010 and recorded June 1, 2010 as Instrument No. 201006010042010, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Debbie Standley, single by Quitclaim Deed from United State of America, acting by and through, the US Army Corps of Engineers, Savannah District dated April 30, 2010 and recorded June 1, 2010 as Instrument No. 201006010042011, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor's spouse.

File Number: GRN-183257SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7121 Riverfront Dr, Nashville, TN 37221

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, has 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 our hands this 25 day of May, 2018

Deborah Dishman F/K/A Debbie Standley

Deborah Dishman F/K/A Debbie Standley

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Deborah Dishman, a married woman, formerly known as Debbie Standley, the 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 and official seal, this the 25th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

File Number: GRN-183257SSO