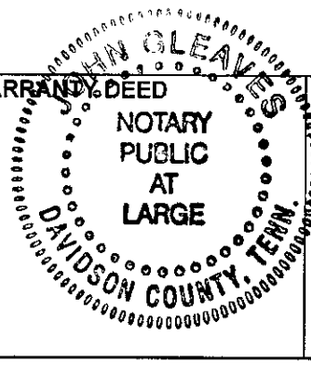


WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lanny Mooneyham	New Owner	087-01-0A-049.00-CO
(NAME)	(NAME)	
500 Gallatin Pike N		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Dinah M. Lollar, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lanny Mooneyham, 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 No. 100 on the Plan of Section 1B Chesney Glen, R15 Residential P.U.D. of record in Plat Book 9700, Page 289, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Dinah M. Lollar and Jason Lollar, wife and husband by Warranty Deed from James Brian Davenport, unmarried of record in Instrument No. 20140331-0026084 Register's Office for Davidson County, Tennessee, dated March 21st, 2014 and recorded on March 31st, 2014. The said Dinah M. Lollar and Dinah Lollar are one and the same person.

BEING the same property conveyed to Dinah M. Lollar, by Quitclaim Deed from Dinah M. Lollar and Jason Lollar, wife and husband, of record in Instrument No.: 20180615-0057806, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 4305 Chesney Glen Dr., Hermitage, TN 37076
(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.

Bill Garrett Davidson County
Batch# 105261 **DEEDWARR**
06/15/2018 12:52:22 PM 2 pgs
Fees: $13.00 Taxes: $777.00



20180615-0057807

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-CL-18-4345-H

Witness my hand this 12th day of June, 2018.

Dinah Lollar

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of June, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dinah Lollar**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-2019

Notary Public

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019