WARRANTY DEED

Bill Garrett Davidson County
Batch# 106974 DEEDWARR
06/20/2018 04:10:38 PM 2 pgs
Fees: $13.00 Taxes: $965.70

20180620-0059687

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Dingman	NEW OWNER	096-16-0-135.00
(NAME)	(NAME)	
801 Ember Lake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, **Jeanette B. Downs, Trustee of The Downs Family Trust, dated the 28th Day of September, 2006**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert Dingman and Jessica Dingman, husband and wife**, hereinafter called the GRANTEE(S), 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 all of Lot No. 41 on the Plan of Section Two, Larchwood Subdivision, of record in Plat Book 5200, Page 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeanette B. Downs, Trustee of The Downs Family Trust, dated the 28th Day of September, 2006 by Warranty Deed from Don Downs and wife, Vilinda Downs, dated 04/29/2013 recorded 05/02/2013, of record in Instrument No. 20130502-0044407, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Pages 57, 58 and 59, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 5158, Page 918, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 5479, Page 443, Revised Restrictive Covenants of record in Book 5681, Page 532, Book 6011, Page 130, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 801 Ember Lake Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-44117
SMG TN Warranty Deed

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 18th day of June, 2018.

Jeanette B. Downs, Trustee

Jeanette B. Downs, Trustee of The Downs Family Trust,
dated the 28th Day of September, 2006

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanette B. Downs with whom I am personally acquainted and who proved herself to be the Trustee of The Downs Family Trust dated 4/26/2013, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Tracey Trumphour

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-RA-18-801