ROW, LLC
RO ROAD, STE 300
N 37215

10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 111814 **DEEDWARR**
07/02/2018 03:49:08 PM 2 pgs
Fees: $13.00 Taxes: $928.70

20180702-0064127

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY JARDEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Will Ethan Haynes and Laura Elizabeth Haynes	SAME	062-02-0B-024.00-CO
(NAME) 4104 Longfellow Drive	(NAME)	
(ADDRESS) Nshville, TN, 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Nathan H. Dungan and Ashley E. Dungan, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Will Ethan Haynes and Laura Elizabeth Haynes, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 108 on the Plan of Abbington Park, a Planned Unit Development, Phase One, Section One of record in Plat at Instrument No. 20030328-0041019, amended in Instrument No. 20060504-0052203, 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 Nathan H. Dungan and Ashley E. Dungan, husband and wife by Warranty deed from Angelica M. Picart n/k/a Angelica Picart Gross and husband, Daniel Gross of record in Instrument No. 20120113-0003683 Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on January 13, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4104 Longfellow Drive, Nshville, TN 37214

(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.

Witness my hand this 29th day of June, 2018.

Nathan H. Dungan by Ashley E. Dungan, Attorney in Fact

Ashley E. Dungan

STATE OF ALABAMA
COUNTY OF DALE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ashley E. Dungan, the bargainor(s), with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of June, 2018.

Notary Public
My commission expires: TITLE 10 U.S.C. 1044A
U.S. ARMY NOTARY PUBLIC
COMMISSION EXPIRES INDEFINITE

STATE OF ALABAMA
COUNTY OF DALE

Before me, the undersigned Notary, personally appeared Ashley E. Dungan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Nathan H. Dungan, and who acknowledged that she executed the same as the free act and deed of the said Nathan H. Dungan, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office.

Witness my hand and official seal this 28 day of June, 2018

NOTARY

My Commission Expires: _____

RETURN RECORDED DOCUMENTS TO:

*20180702-0064126

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

