Bill Garrett Davidson County
Batch# 123238 DEEDWARR
08/01/2018 09:16:30 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20180801-0074877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of July, 2018.

Notary Public
My Commission expires 7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Bridges Dillehay	SAME	053-03-0-237.00
1402 Clarke St		
Old Hickory, TN 37138	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Judy K. Koonce and Betty P. Alexander**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Bridges Dillehay**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 214 of Section "B" on the plan of E.I. duPont de Nemours and Company's Subdivision, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 214 fronts 54.64 feet on the westerly side of Clarke Street and extends back between parallel lines 95 feet to a dead line.

Being the same property conveyed to William W. Groves and wife, Katherine Groves, by deed from Norman Groves and wife, Lorene Groves, on October 19, 1961, of record in Book 3286, page 239, Register's Office for Davidson County, Tennessee. William W> Groves having died on August 3, 1999 leaving said property to Katherine Groves by right of survivorship. Katherine Groves died on April 22, 2017 leaving said property to her sole heirs-at-law being Judy K. Koonce (daughter) and Betty P. Alexander (daughter). Affidavit of Heirship being of record in Instrument Number 20170621-0062185 and Instrument Number 20170621-0062186, said Register's Office.

Grantors warrant that they have never lived in subject property as a married person and that said property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 1424, page 67, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2013, page 392; and Book 2447, page 151, Register's Office for Davidson County, Tennessee.

Easements of record in Book 1424, page 67; Book 2013, page 392; Book 626, page 556; and Book 662, page 743, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1402 Clarke Street, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 26, 2018.

Judy K. Koonce
Judy K. Koonce

Betty P. Alexander
Betty P. Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Judy K. Koonce and Betty P. Alexander** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 26, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021

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