Bill Garrett Davidson County
Batch# 123491 DEEDWARR
08/01/2018 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,208.05
20180801-0075301

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $326,500.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2018. Notary Public My commission expires: 5/25/22
(Notary Stamp)	MARTHA BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Daniel J Dugan and Karen Zander Dugan	Daniel J Dugan and Karen Zander Dugan	097-02-0A-409.00-CO
2005 Amy Court	2005 Amy Court	
Mt Juliet, TN 37122	Mt Juliet, TN 37122	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Alexa Bynum, unmarried and Elizabeth Flake, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Daniel J Dugan, as Trustee of the Daniel J Dugan Trust dated November 24, 2014 and Karen Zander Dugan, as Trustee of the Karen Zander Dugan Trust dated November 24, 2014

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 409 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4A of record in Plat at Instrument No. 20130412-0036733, 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 Alexa Bynum, unmarried and Elizabeth Flake, unmarried, joint tenants with right of survivorship by Warranty deed from Beazer Homes Corp, a Tennessee Corporation of record in Instrument No. 20130820-0087339 Register's Office for Davidson County, Tennessee, dated August 14, 2013.

This is improved property known as **1316 Riverbirch Way, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of July, 2018.

Alexa Bynum

Elizabeth Flake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alexa Bynum and Elizabeth Flake, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of July, 2018.

Notary Public
My Commission Expires: 4-24-19



SolomonParks File No. 18-001246-526

True Copy Certification

I, MARTHA BROWN, 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 Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY