THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180717238**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2018. Notary Public My Commission Expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Y Johnson Davidson County
Batch# 137254 **DEEDWARR**
09/05/2018 02:07:13 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20180905-0087860

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dallon Hudson 1207 Dallas Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 118-01-0-062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela Lambiase, unmarried and Brandon Roy Fletcher, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dallon Hudson , a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Victoria Place of record in Plat Book 332, Page 10, 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 Pamela Lambiase, unmarried and Brandon Roy Fletcher, unmarried by Quitclaim deed from Pamela Lambiase of record in Instrument No. 20130322-0028487 Register's Office for Davidson County, Tennessee, dated March 12, 2013 and recorded on March 22, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Abstract of Real Estate Purchase and Sale Agreement of record in Instrument Number 20180626-0061406, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1207 Dallas Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2018.

Pamela Lambiase

Brandon Roy Fletcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela Lambiase and Brandon Roy Fletcher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2018.

Notary Public

My Commission Expires: _____

