Karen Y Johnson Davidson County
Batch# 162722 DEEDWARR
11/20/2018 02:23:53 PM 2 pgs
Fees: $13.00 Taxes: $1,718.65

20181120-0114323

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$464,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARIAN T. OTT	**SAME**	**091-09-0-317.00** **091-09-0-169.00**
(NAME) **110 31st AVE. N. #1001**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, AARON DORN DALE AND CAROLINE SHIPLEY DALE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIAN T. OTT,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lots No. 1 and 2, Resubdivision of Lot No. 57, on the Plan of T.M. Naill's Subdivision of Lots in the B.F. Cockrill Farm Subdivision, of record in Instrument No. 20130607-0058100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aaron D. Dale, a married man, from Libra Holdings, LLC, a Tennessee Limited Liability Company, by deed dated September 12, 2014, of record in Instrument No. 20140915-0084198, said Register's Office. Being further conveyed to Aaron Dorn Dale and Caroline Shipley Dale, husband and wife, from Aaron D. Dale, married, by Quitclaim Deed dated November 18, 2014, of record in Instrument No. 20141204-0111224, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20130607-0058100; Restrictions of record in Book 1198, Page 216 and Book 1391, Page 4; and any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5921/5923 DEAL AVE., NASHVILLE, TN 37209**
(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; 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 our hands this 20th day of November, 2018.

AARON DORN DALE

CAROLINE SHIPLEY DALE

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 **Aaron Dorn Dale and Caroline Shipley Dale, husband and wife**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of November, 2018.

My commission expires: **May 2, 2022**

Notary Public

