Bk 36

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169983 **DEEDWARR**
12/04/2018 01:57:48 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20181204-0118303

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2018

Notary Public

MY COMMISSION EXPIRES: 9-7-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Adams Tonya Adams	Douglas Adams Tonya Adams	12002006900
(NAME)	(NAME)	
1204 Saturn Drive	1506 Old Farm Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	LaVergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John Dismukes and wife, and Cynthia Dismukes,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Douglas Adams and Tonya Adams, husband and wife,** hereinafter called the GRANTEES, 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 32 on the Plan of Stardust Acres of record in book 1424, page 92, Register's Office for Davidson County, Tennessee. Said Lot No. 32 fronts 80.8 feet on the easterly side of Saturn Drive as measured around a slight curve and runs back 139.4 feet on the northerly line and 130.9 fee on the southerly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to John Dismukes and wife, Cynthia Dismukes, by deed of record in Instrument No. 20071107-0131331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1204 Saturn Drive, Nashville, TN 37217
(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/our hands this 3rd day of December, 2018.

John Dismukes

Cynthia Dismukes

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me John Dismukes and Cynthia Dismukes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of December, 2018.

Notary Public
My Commission Expires: 6-1-2019

File No.: 13572

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019