This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018120002

Karen Y Johnson Davidson County
Batch# 179503 **DEEDWARR**
01/02/2019 10:42:57 AM 2 pgs
Fees: $13.00 Taxes: $1,223.22
20190102-0000215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $330,600.00

Sworn to and subscribed before me this 27th day of December, 2018.

Affiant

Notary Public
My comm exp: 5/12/19

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 05-06-2019

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Nicholas Deitmen		172-030A-00300
5892 Woodlands Avenue	New Owner	
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sean Eric Von Tagen and Tracey Von Tagen, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicholas Deitmen and Kindall Deitmen, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of The Woodlands, Phase 1, Section 1 of record in Plat Book 6900, Page 499, 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 Sean Eric Von Tagen and Tracey Von Tagen by Quitclaim deed from Sean Vontagen, an unmarried man of record in Instrument No. 20130419-0038935 Register's Office for Davidson County, Tennessee, dated April 18, 2013 and recorded on April 19, 2013.

This is improved property known as **5892 Woodlands Avenue, Nashville, TN 37211.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 27th day of December, 2018.

Sean Eric Von Tagen

Tracey Von Tagen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Sean Eric Von Tagen and Tracey Von Tagen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019