Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $187,500.00.

Aisha Hall
Affiant

Subscribed and sworn to before me, this 13th day of February 2019.

Notary Public
My commission expires: 3/31/20

Karen Johnson Davidson County
Batch# 195244 DEEDWARR
02/14/2019 10:10:49 AM 2 pgs
Fees: $13.00 Taxes: $693.75
20190214-0013815

04-1901-57135

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tory Dahlenburg Nicole Dahlenburg 1204 Alandee Street Nashville, TN 37013	New Owner Tory Dahlenburg and Nicole Dahlenburg 230 Gossett Dr. Smyrna, TN 37167	052-13-0-B-303.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amanda Adams, unmarried , hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to Tory Dahlenburg and Nicole Dahlenburg, husband and wife, hereinafter called the Grantees, their successors 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 No. 34 on the Plan of River Glen, Planned Unit Development, Phase III, Section 3, of record in Instrument No. 20020917-0113232, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda M. Adams, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated August 16, 2004, recorded August 23, 2004, of record in Instrument No. 20040823-0101708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 1204 Alandee Street, Nashville, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 hand this 13th day of February, 2019.

Amanda Adams

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, Amanda Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 13th day of February, 2019.

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020