Karen Johnson Davidson County
Batch# 199585 DEEDWARR
02/27/2019 10:08:34 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20190227-0017712

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911465

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

x John E. Dalton x Naomi M. Dalton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2019.

DAVID L NEWMAN
Notary Public - State of Florida
Commission # GG 35216
My Comm. Expires Oct 12, 2020
Bonded through National Notary Assn.

NOTARY PUBLIC

My commission expires: Oct 12 2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amango Musombowa and Everina Justine 1108 Browndale Court Nashville, TN 37207	Same address as new owner	041 04 0 097.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Thousand and 00/100 Dollars ($420,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN E DALTON AND WIFE, NAOMI M. DALTON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AMANGO MUSOMBOWA AND EVERINA JUSTINE**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 11th Metropolitan Councilmanic District (formerly 10th Civil District) of Nashville, Davidson County, Tennessee, being Lot No. 156 on the Plan of Dalemere Subdivision, Section 7, as of record in Book 3700, Page 123, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said property.

Being that same property conveyed to John E. Dalton and Naomi M. Dalton, husband and wife, by Warranty Deed from Connie L. Jarrett, unmarried, dated 07/19/2017 and recorded in Instrument No. 20170724-0074413, Register's Office for Davidson County, Tennessee.

Previously being that same property conveyed to Edith Lorelle Mabry, Kenneth S. Jarrett & wife, Connie L. Jarrett, by Installment Deed dted 09/15/1981 and recorded in Book 5795, said Register's Office. Kenneth S. Jarrett, having since died leaving Connie L. Jarrett as surviving tenant by the entirety. By Quit Claim Deed dated 10/09/2008, Edith Lorelle Mabry and Connie L. Jarrett conveyed the subject property so as to establish a 24 percent ownership unto Edith Lorelle Mabry and a 76 percent ownership unto Connie L. Jarrett, said deed being of record in Instrument No. 20081009-0102483, said Register's Office. Edith Lorelle Mabry having since conveyed her interest in the subject property

by Quit Claim Deed dated 07/29/2010, to Connie L. Jarrett, said deed being of record in Instrument No. 20100803-0060680, said Register's Office.

The address of the herein described property is believed to be 1108 Browndale Court, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of February, 2019.

John E. Dalton

JOHN E DALTON

NAOMI M. DALTON

STATE OF ~~TENNESSEE~~ @ Florida
COUNTY OF ~~DAVIDSON~~ @ Polk

Personally appeared before me, a Notary Public, John E Dalton and wife, Naomi M. Dalton, 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 seal, this the ~~22nd~~ 21 @ day of February, 2019.

Notary Public

DAVID L NEWMAN
Notary Public - State of Florida
Commission # GG 35216
My Comm. Expires Oct 12, 2020
Bonded through National Notary Assn.

DAVID NEWMAN

Printed Notary Name

My commission expires: 10/12/2020