RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-4100

WARRANTY DEED

JESSICA ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Lili Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2019.

Jessica C
Notary Public

MY COMMISSION EXPIRES: 4-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert P. Haugen and Felicity H. Haugen	New Owner	173 09 0A 127.00
(NAME)	(NAME)	
708 Adams Mill Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Justin M. Dunton and Tricia Dunton, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert P. Haugen and Felicity H. Haugen, 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 No. 229, on the Final Plan of Lenox Village II, Section One, as shown by Plat of record in Instrument No. 20030106-0001756, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Justin M. Dunton and Tricia Dunton, Husband and Wife by Warranty Deed from Daniel J. Cayton, unmarried dated December 30, 2015 and recorded January 7, 2016 as Instrument No. 20160107-0001753, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 708 Adams Mill Ct, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 213828 DEEDWARR
04/04/2019 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20190404-0030719

File Number: GRN-1901387SSO

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 our hands this 8th day of MARCH, 2019

Justin M. Dunton

Tricia Dunton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Justin M. Dunton and Tricia Dunton, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-1901387SSO

True Copy Certification

I, Jessica Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Allen

State of Tennessee
County of Rutherford

Personally appeared before me, Megan M. Trussell, a notary public for this county and state, Jessica Allen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Megan M. Trussell

My Commission Expires: 11/20/2021