WARRANTY DEED



Karen Johnson Davidson County
Batch# 219984 DEEDWARR
04/22/2019 09:41:30 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20190422-0036191

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $150,000.00.

Affiant

Subscribed and sworn to before me this 17 day of April, 2019.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan G. Dugdale	SAME	085-13-0-033.00
1107 N. Cumberland Street		
Lebanon, TN 37087	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lois E. Propst, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan G. Dugdale**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Revised Map of Cliffdale Subdivision, as of record in Book 974, page 49, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of Cliffdale Road at the corner of lots No 25 and 26; thence with the line between said two lots northwardly 215 feet to top of bluff, continuing in the same direction 280 feet, in all 495 feet to the low water mark of Stones River; thence with the low water mark of said river, southeastwardly 75 feet to the corner of Lots No. 26 and 27; thence with the line between said two lots, southwardly 300 feet to the top of a bluff and continuing in the same direction 177 feet, in all 477 feet, to the northeasterly margin of said road; thence with said road northwestwardly 108 feet to the beginning.

Being the same property conveyed to Lois E. Propst, a single woman, by deed from Mildred B. Scott, on February 15, 2002, of record in Instrument Number 20020304-0026866, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 974, page 49, Register's Office Davidson County, Tennessee.

This is improved property known as: **211 Cliffdale Road, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 17, 2019.

Lois E. Propst

Lois E. Propst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lois E. Propst** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 17, 2019

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/8/19

Notary's Signature

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY