RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911717

WARRANTY DEED

Karen Johnson Davidson County
Batch# 225467 **DEEDWARR**
05/03/2019 10:16:03 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190503-0041516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2019.

NOTARY PUBLIC

My commission expires: 4/3/22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4/3/22

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
Sarah Elizabeth Dunaway 2328 Woodridge Drive Nashville, TN 37207	Same address as new owner	071 01 0 125.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), 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, **WAYNE E. SADLER**, single person, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SARAH ELIZABETH DUNAWAY AND SEAN PAUL MAGINNIS**, wife and husband, hereinafter called the Grantee(s), her 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 Davidson County, Tennessee, being all of Lot No. 25 on the Plan of Trinity Hills Village, Section I, Revised, as of record in Book 4175, Page 92, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being that same property conveyed to Wayne E. Sadler, a single person by Special Warranty Deed from the Administrator of Veterans' Affairs, dated August 20, 1973, recorded in Book 4710, Page 108, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2328 Woodridge Drive, 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), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he 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 covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of April, 2019.

Wayne E. Sadler

WAYNE E. SADLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Wayne E. Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of April, 2019.

Notary Public

David P. Webber

Printed Notary Name

My commission expires: 11/16/22

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON