WARRANTY DEED

Karen Johnson Davidson County
Batch# 233561 DEEDWARR
05/23/2019 11:16:26 AM 2 pgs
Fees: $13.00 Taxes: $764.05

20190523-0048944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/22/22

(AFFIX SEAL)

KIRK HUMMINGUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Mark Diehl and Anna Dawn Diehl	**SAME**	
(NAME)	(NAME)	
2100 Nashboro Boulevard		135-12-B 32 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENNIFER FESMIRE, MARRIED, AND SARAH A. UPCHURCH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA DAWN DIEHL, UNMARRIED WOMAN AND DEAN MARK DIEHL, MARRIED MAN**, 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. 32 on the Plan of Nashboro Village Tract 7, a Horizontal Property Regime with Private Elements, of record in plat Book 11700, pages 49 - 50, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer Fesmire, married, and Sarah A. Upchurch, unmarried, Tenants in Common, by deed from Michael R. Davis of record in Instrument No. 20170710-0068899, Register's Office for Davidson County, Tennessee. This property has never been the marital residence of either of the Grantors.

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

unimproved
This is improved x property, known as 2100 Nashboro Boulevard, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 17 day of May, 2019

JENNIFER FESMIRE

SARAH A. UPCHURCH

BY: JENNIFER FESMIRE, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Fesmire, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of May, 2019.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of May, 2019, before me personally appeared Jennifer Fesmire, to me known to be the person who executed the foregoing instrument on behalf of Sarah A. Upchurch and acknowledged that she executed the same as the free act and deed of Sarah A. Upchurch.

Witness my hand and official seal this 17 day of May, 2019.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR 8, 2021

Notary Public