WARRANTY DEED

Karen Johnson Davidson County
Batch# 240686 DEEDWARR
06/07/2019 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $761.83
20190607-0054932

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 7-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paulette Dailey	New Owner	07408025800
(NAME)	(NAME)	
7005 Bonnalake Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **James M. Oros and wife, and Sandra K. Oros,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paulette Dailey . an unmarried woman,** 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. 1016 on the Plan of Section Ten, Hermitage Hills, of record in Plat Book 3600, Page 50, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to James M. Oros and wife, Sandra K. Oros, by deed of record in Instrument No. 20070731-0090668, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 7005 Bonnalake Drive, Hermitage, TN 37076
(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/our hands this 6th day of June, 2019.

James M. Oros

Sandra K. Oros

State of Tennessee
County of Davidson

Personally appeared before me James M. Oros and Sandra K. Oros, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of June, 2019.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 13916

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY