Karen Johnson Davidson County
Batch# 248463 **DEEDWARR**
06/25/2019 03:16:40 PM 2 pgs
Fees: $13.00 Taxes: $991.60

20190625-0061567

W-CL-19-1915

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark S. Dede and Sarah E. Dede	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	
1915 Hailey Avenue	**2050 Parkway Office Circle**	**081-01-0-003.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Hoover, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANNY DEAN AND DIANE DEAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK S. DEDE AND SARAH E. DEDE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being parts of Lots 42, 43 and 44 on the Map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for said County. Being Lot No. 42 and the northerly 78 feet of Lot 43 on the Revised Map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog's Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, May 5, 1937, as follows:

Beginning at the most easterly corner of Lot 63 on the Map of Hailey's Subdivision of the Sheegog Plan, as of record in Book 547, page 155 of the Register's Office for said County, in the southwesterly margin of River Drive, running thence along said Drive, southeasterly 83.3 feet to an iron pin in the northwesterly margin of Hailey Avenue, as now located; thence along said Avenue, southwesterly 158.2 feet; thence westerly and parallel with dividing line between Lots 44 and 43 (prior deed states Lots 42 and 43), 150 feet; thence northerly 78 feet to the common corner of Lots 43, 44 and 63 (prior deed states Lots 42, 43 and 53); thence northeasterly 140 feet to the beginning.

Included in the above-described description but specifically excluded from this Conveyance is that portion of the same conveyed by Tony R. Clouse to William A. Jennings by deed Dated 12/1/05 of record in instrument No. 20051215-0150410, said register's office, being more particularly Described as follows:

Beginning at an iron pin in the westerly margin of river cliff drive, said pin in the most northeasterly corner of The herein described parcel and a common corner to john l. Dillard (DB 5074, page 181, RODCT); thence With said margin s 16 degrees 55 minutes 14 seconds East, 83.30 feet to a point; thence South 46 degrees 15 minutes 13 seconds West, 80.20 feet to an iron pin in the northerly margin of Hailey Avenue, a common corner to another parcel owned By said Clouse known as map 81.01, parcel 3 TADOCT; thence now leaving said margin with the east line Of said parcel 3. North 43 degrees. 44 Minutes. 47 seconds. West, 150.00 feet to an iron pin; thence North 78 degrees. 58 minutes. 07 seconds East, 140.00 feet to the point of beginning, containing 0.271 acres. More or less. According to a copy of a survey Made on November 17, 2005, by Tommy E. Walker, TRLS no. 1465.

Being a portion of the same property conveyed to Danny Dean and Diane Dean, husband and wife by Warranty Deed from Brian Woodard and Darling Brown, both unmarried of record in Instrument No. 20180905-0088029 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 05, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page 155, Register's Office for Davidson

County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1915 Hailey Avenue, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 21st DAY OF JUNE, 2019.

Danny Dean by John Gleaves,
Attorney in Fact

Diane Dean by John Gleaves,
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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DANNY DEAN AND DIANE DEAN, and who acknowledged he/she/they executed the same as the free act and deed of the said DANNY DEAN AND DIANE DEAN.

Witness my hand and official seal, this the 20th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212