RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW190725

WARRANTY DEED

Karen Johnson Davidson County
Batch# 248995 **DEEDWARR**
06/26/2019 10:50:05 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20190626-0061888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2019.

NOTARY PUBLIC

My commission expires: 4-13-2022

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Exp. 4-13-2022

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
Zachary J Donovan and wife, Emily B Donovan 308 Dorr Drive Goodlettsville, TN 37072	Same address as new owner	018-12-0-031.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand and 00/100 Dollars ($205,000.00), 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, **MICHAEL C DICKENS AND WIFE, SHEARON M DICKENS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ZACHARY J DONOVAN AND EMILY B DONOVAN**, husband and wife, hereinafter called the Grantee(s), their 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 **Lot No. 26** on the **"Revision of Lots 25-28 on the Plan of Mansker Heights"**, Goodlettsville, Tennessee, as shown on plat of record in Book 2854, Page 138 (which voided and vacated subject lot as previously shown on plat of record in Book 2900, Page 10), Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael C. Dickens and wife, Shearon M. Dickens by Warranty Deed from Ora B. Phillips, a widow, dated 1/20/83 and recorded 1/24/83 in Book 5996, Page 960, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 308 Dorr Drive, Goodlettsville, TN 37072, 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), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they 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 covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of June, 2019.

Michael C Dickens

MICHAEL C DICKENS

Shearon M Dickens

SHEARON M DICKENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael C Dickens and wife, Shearon M Dickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of June, 2019.

FRANK W. ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 10/6/21