RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912063

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2019. NOTARY PUBLIC My commission expires:

Karen Johnson Davidson County
Batch# 249000 **DEEDWARR**
06/26/2019 10:58:21 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63
20190626-0061894

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September

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
Karen G Mann 6621 Valleypark Drive Nashville, TN 37221	Same address as new owner	126 16 0A 053.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars ($389,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JAMES W. DEMENT AND WIFE, KEELA H. DEMENT**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **KAREN G. MANN, AN UNMARRIED WOMAN**, hereinafter called the Grantees, 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 Lot No. 53 on the Plan of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, a Planned Unit Development, as of record under Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to James W. Dement and wife, Keela Dement, by Special Warranty Deed from Turnberry Homes, LLC, a Tennessee a limited liability company, dated 05/31/2002, and recorded in Instrument No. 20020604-0067464, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20011026-0117231; to any and all restrictive covenants and/or easements 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 Grantees, her heirs and assigns, forever.

The undersigned covenant with the said Grantees 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 Grantees.

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 Grantees, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 19th day of June, 2019.

JAMES W. DEMENT

KEELA H. DEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James W. Dement and wife, Keela H. Dement, 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 19th day of June, 2019.

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Notary Public

Margaret R. Means
Printed Notary Name

My commission expires: 9/7/21