WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SECRIST -H19128

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF July, 2019.

(Affix Seal) Notary Public

My Commission Expires: 1/6/20

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Secrist	NEW OWNER	053.03-0-385.00
1610 Overton Street		
Old Hickory, TN 37138		

Karen Johnson Davidson County
Batch# 253197 **DEEDWARR**
07/05/2019 02:51:14 PM 2 pgs
Fees: $13.00 Taxes: $758.13
20190705-0065920

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, I/we, ZACHARY DEAN AND ABIGAIL SCHREIBER DEAN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW SECRIST, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 47 on the Revised Plan of Section E, Village of Old Hickory, as of record in Plat Book 1424, Page 132, register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Zachary Dean and Abigail Schreiber by deed from Dawsey Properties, LLC, a Tennessee limited liability company, and George David Thompson of record in Book 201708150083473, recorded on 08/15/2017, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1610 Overton Street, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 1424, PAGE 132, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-P-19-1610

Witness my/our hand(s) this 1st day of July, 2019 :

Zachary Dean

Abigail Schreiber Dean

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named ZACHARY DEAN AND ABIGAIL SCHREIBER DEAN, HUSBAND AND WIFE, the bargainor(s), 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 official seal at Sumner County, Tennessee, this 1st day of July, 2019.

Notary Public

My Commission Expires: 6/19/23

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES