Karen Johnson Davidson County
Batch# 261143 DEEDWARR
07/24/2019 08:36:01 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20190724-0072441

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

William A. Dalton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2019.

Steven W. Nordstrom
Notary Public

MY COMMISSION EXPIRES: 10/17/2021
(AFFIX SEAL)

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
mail Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Phillip Daniel Hayes 4128 Lealand Ln Nashville Tn 37204	New Owner	072-10-0-204

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, William A. Dalton, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Phillip Daniel Hayes, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 6 on the Map of Neldia Helghts Subdivision, of record in Book 2663, Page 47, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 6 fronts 55 feet on the westerly side of Neldia Court and runs back 94 feet on the northerly line and 94.6 feet on the Southerly line to a dead line measuring 55 feet thereon.

Being the same property conveyed to William A. Dalton by Warranty Deed from Mrs Mable R. Bly (a widow), of record in Book 4983, Page 104, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2612 Neldia Court, Nashville, TN 37206

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, his heirs and assigns forever; and I do covenant with the said

GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 11th day of July, 2019.

William A. Dalton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William A. Dalton with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that they executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 11th of July, 2019.

Notary Public

My Commission Expires: 10/17/2021

(SEAL)

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON