Karen Johnson Davidson County
Batch# 264158 DEEDWARR
07/30/2019 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20190730-0074982

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $259,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2019.

Notary Public

My commission expires: 9-16-2020

(Notary Stamp)

LISA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sarah Reed Harris	Wells Fargo Bank, NA	085-11-0-074.00
216 Eldon Ct.	6200 Park Ave	
Nashville, TN 37214	Des Moines, IA 50321	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steven Dalley and wife, Sanja Dalley

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sarah Reed Harris, a single person,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section One, Stanford Country Club Estates of record in Plat Book 2900, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Dalley and wife, Sanja Dalley by Warranty deed from Glen C. Ford and wife, Gina C. Ford of record in Instrument No. 20000526-0052829 Register's Office for Davidson County, Tennessee, dated May 23, 2000 and recorded on May 26, 2000.

This is improved property known as **216 Eldon Ct., Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of July, 2019.

Steven Dalley by Josh Fulmer, his attorney in fact

Steven Dalley by Josh Fulmer, his attorney in fact

Sanja Dalley by Josh Fulmer, her attorney in fact

Sanja Dalley by Josh Fulmer, her attorney in fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Josh Fulmer, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact for Steven Dalley and Sanja Dalley, and being authorized to do so, did execute this instrument on their behalf by virtue of power of attorney being recorded in Instrument Number 201907300074981 in Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 26th day of July, 2019.

Notary Public
My Commission Expires: 4/16/21

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County

SolomonParks File No. 19-000298-527

SP 11/2015

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY