THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26335

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson
Batch# 265184
08/01/2019 11:01:28 AM
Fees: $13.00 Taxes: $980.50

Davidson County
DEEDWARR
2 pgs

20190801-0076028

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Dishner	New Owner	
3706 Inglewood Circle S		07208001400
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gregory Lee Persinger and wife, Julie Lynne Persinger,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Dishner, an unmarried man,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4, Block "B" on the Map of Inglewood Terrace, as of record in Book 1130, Page 1, Register' s Office for Davidson County, Tennessee, as shown on revised and corrected Map of Lots Nos. 1 to 8 of said Block not of record, made by Pete Meyer, Surveyor, in March and June, 1946.

Beginning at a point in the Southeasterly margin of Inglewood Circle South at the corner of Lots Nos. 3 and 4, said point being 215.5 feet South 53 degrees 30 minutes West from a concrete monument at the beginning of a curve into Stratford Avenue, and also being 235.5 feet from the intersection of the lines of Stratford Avenue and Inglewood Circle South, if extended; thence with the line between Lots Nos, 3 and 4, South 34 degrees 15 minutes East 127.6 feet to a point; thence South 58 degrees West 94 feet to the corner of Lots Nos. 4 and 5: thence with the line between said Lots, North 23 degrees West 130 feet to the margin of Inglewood Circle South; thence with the margin of the same, Northeasterly around a slight curve 68 feet to the beginning.

Being the same property conveyed to Gregory Lee Persinger and wife, Julie Lynne Persinger by Warranty deed from Camille K. Batchelor Cowart and wife, Dennis W. Cowart of record in Book 11445, page 52, Register's Office for Davidson County, Tennessee, dated April 01, 1999 and recorded on April 23, 1999.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3706 Inglewood Circle S, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 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 GRANTEES, 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.

Witness our hands this the 31st day of July, 2019.

Gregory Lee Persinger

Gregory Lee Persinger

Julie Lynne Persinger by Gregory Lee Persinger Attorney-in-fact

Julie Lynne Persinger by Gregory Lee Persinger, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory Lee Persinger** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Gregory Lee Persinger** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Julie Lynne Persinger** and who acknowledged that he executed the same as the free act and deed of **Julie Lynne Persinger.**

Witness my hand and official seal this the 31st day of July, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE