WARRANTY DEED

Karen Johnson Davidson County
Batch# 271478 DEEDWARR
08/14/2019 01:32:17 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20190814-0081302

J-DTN-19-1126-H

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Discover TN Realty, LLC	**New Owner**	
(NAME) **1126 & 1128 Apple Valley Rd.**	(NAME)	**033-16-0-144.00 AND 033-16-0-217.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LLOYD B. DALTON AND WIFE, VICTORIA L. DALTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DISCOVER TN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

(As to Parcel 1)
Land in Davidson County, Tennessee, being Lot No. 166-A on the Plan of Zone Lot Division Lots, Section 2, Primrose Meadows of record in Plat Book 6900, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

(As to Parcel 2)
Land in Davidson County, Tennessee, being Lot No.166-B on the Plan of Zone Lot Division Lots, Section 2, Primrose Meadows of record in Plat Book 6900, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

(As to Parcel 1)
Being the same property conveyed to Lloyd B. Dalton and wife, Victoria L. Dalton by Warranty deed from Jerry McCloud of record in Instrument No. 20050317-0029185 Register's Office for Davidson County, Tennessee, dated March 11, 2005 and recorded on March 17, 2005.

(As to Parcel 2)
Being the same property conveyed to Lloyd B. Dalton and wife, Victoria L. Dalton by Warranty deed from Jerry McCloud of record in Instrument No. 20050317-0029196 Register's Office for Davidson County, Tennessee, dated March 11, 2005 and recorded on March 17, 2005.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 104, Book 4860, Page 105 amended in Book 5711, Page 866 and Book 4675, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5039, Page 481, Book 5039, page 484, Book 6178, page 597; Book 6178, page 600; Book 6178, page 603; Book 7976, page 410, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Party Wall Agreement of record in Instrument Number 20050317-0029197, in the Register's Office for Davidson County, Tennessee.
- Party Wall Agreement of record in Instrument Number 20050317-0029186, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1126 & 1128 Apple Valley Rd., Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 12th DAY OF AUGUST, 2019.

Lloyd B. Dalton

Victoria L. Dalton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LLOYD B. DALTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA L. DALTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212