Name and Address of New Owner:
Nathan Dyer and Chelsea Dyer
1506 Woodmont Boulevard
Nashville, TN 37215

Send Tax Bills To:
OWNER

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 117-12-0-058

Karen Johnson Davidson County
Batch# 283907 DEEDWARR
09/11/2019 09:08:41 AM 3 pgs
Fees: $18.00 Taxes: $2,253.30
20190911-0091763

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paul H. Dent and Grace Barlow Dent, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Dyer and Chelsea Dyer, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot 4, Block A, Plan of Clairmont Subdivision, as shown on plat of record in Plat Book 974, Page 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul H. Dent, a single person by Quit Claim Deed from Andrew Desruisseau and wife, Sandra L. Torrents dated March 4, 2011 and recorded March 10, 2011 as Instrument No. 20110310-0019118, Register's Office for Davidson County, Tennessee.

The said Grace Barlow Dent having joined in this conveyance to transfer any interest that she has in the property, marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of September, 2019.

Paul H. Dent

Grace Barlow Dent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2019, before me personally appeared Paul H. Dent and Grace Barlow Dent, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 9th day of September, 2019.

Notary Signature

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $609,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9th day of September, 2019.

Notary Signature

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

DEFINITION OF SERVICES

Bell & Alexander Title Services, Inc. is in the business of performing clerical duties for the benefit of Buyers, Sellers, and/or Owners of real property. No legal advice is offered by said corporation, nor is legal advice offered by Bell, McCann & McInteer, PLLC, unless such services are specifically contracted for in advance. Bell & Alexander Title Services, Inc. has charged a fee for the preparation of legal documents, but has not counseled the parties as to their respective legal rights and liabilities, and no fee was charged for counseling.

WITNESS our hands this the 9th day of September, 2019.

BUYERS/OWNERS

Nathan Dyer

Chelsea Dyer

SELLERS

Paul H. Dent

Grace Dent