Karen Johnson Davidson County
Batch# 296776 DEEDWARR
10/07/2019 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20191007-0102277

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Charity Petty
Affiant

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Subscribed and sworn to before me, this 19th day of September, 2019.

Notary Public
My commission expires: 4-17-2023

02-1907-50736

Address of New Owner:	Send Tax Bills to:	Tax Information:
Casey Thomson 4209 Blackwater Drive Nashville TN 37221	Casey Thomson 4209 Blackwater Drive Nashville, TN 37221	141-06-0-C-129.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard D. Dortch, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Casey Thomson***, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

*an unmarried Woman SW

Land in Davidson County, Tennessee, being Lot No. 155, on the Plan of Riverbridge, Phase 2, Section 1, of record in Instrument No. 20090205-0009854, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard D. Dortch, a married man by deed from Beazer Homes Corp., a Tennessee corporation, dated September 10, 2009, recorded September 11, 2009, of record in Instrument No. 20090911-0085195, Register's Office for Davidson County, Tennessee.

Shannon Dortch joins in this conveyance to convey any and all marital rights to the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4209 Blackwater Drive, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of September, 2019.

Richard D. Dortch

Shannon Dortch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard D. Dortch and Shannon Dortch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of September, 2019.

Notary Public

My Commission expires: 11-3-20

JESSICA LASCELLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, **Shelly Walling**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Walling

Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, Chasity Petty**,** a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty

My Commission Expires: 9/20/2021

SEAL

