Karen Johnson Davidson County
Batch# 309373 DEEDWARR
10/31/2019 03:57:44 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20191031-0112274

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$265,000.00~~ 245,000.00

Affiant

Subscribed and sworn to before me, this 28th day of October, 2019.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Dismore and Neil Dismore	NEW OWNER	**042-06-0-013.00**
701 South Summerfield Drive		
Madison, TN 37115		

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,

George Molohon and wife, Linda P. Curton Molohon

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

Michael Dismore, unmarried and Neil Dismore, married, as tenants in common with right of survivorship

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

BEING Lot No. 69 on the Plan of Section Three, Bonnie Brae, of record in Plat Book 2854, Page 61, as corrected by Surveyor's Certificate of Correction of record in Book 3182, Page 239, Register's Office for Davidson County, Tennessee.

SAID Lot No. 69 fronts 145 feet on the Westerly side of Summerfield Drive and runs back 246 feet on the Northerly line of 255 feet on the Southerly line to a dead line in the rear, being a broken line on which it measures 191.15 feet thereon.

BEING the same property conveyed to George Molohon and Linda P. Curton by Warranty Deed from Wilmoth Felts Swaringim, of record in Book 5528, Page 39, Register's Office for Davidson County, Tennessee, dated November 08, 1979 and recorded on November 12, 1979. (Value or consideration shown in aforementioned Deed $66,736.69)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MC-19701

BEING the same property conveyed to George V. Crawford, Jr., Trustee by Quitclaim Deed from George Molohon and Linda P. Curton Molohon, of record in Book 5737, Page 626, Register's Office for Davidson County, Tennessee, dated April 22, 1981 and recorded on April 27, 1981 and within the same deed the said George V. Crawford, Jr., Trustee conveyed his interest in the subject property to George Molohon and wife, Linda P. Curton Molohon.

This is improved property known as **701 South Summerfield Drive, Madison, TN 37115.**

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 all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

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 28th day of October, 2019.

George Molohon

Linda P. Curton Molohon

Linda P. Cuton Molohon

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, George Molohon and Linda Molohon, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of October, 2019.

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 4.17.23

SolomonParks File No. 19-000326-526