Karen Johnson Davidson County
Batch# 319003 DEEDWARR
11/25/2019 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20191125-0121562

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 6.13.22

(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dana Stanley and Craig Hallquist	Dana Stanley and Craig Hallquist	041 04 0 021.00
(NAME)	(NAME)	
4031 Marydale Drive	same as owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cristy Weems**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dana Stanley, unmarried and Craig Hallquist, unmarried, joint tenants with right of survivorship**, hereinafter called the Grantees, their 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. 1 on the Plan of Dalemere Subdivision, Section 1 of record in Plat Book 2900, Page 35, in the Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts 160.52 feet on the easterly side of Marydale Drive, and extends back between lines, 166.86 feet on the northerly line and 284.8 feet on the southerly line, to an irregular line, being the rear line of Lot No. 3, on which it measures 231.75 feet.

Being the same property conveyed to Cristy Weems by Warranty Deed from Faye Swafford Dennis and Frances Wood and Noel Swafford, Jr. and Dianne Cannon and Vickie Farliss and Terrie Lee Swafford dated August 25, 2015 and recorded September 2, 2015 as Instrument No. 20150902-0089045, in said Register's Office for Davidson County, Tennessee. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1911827SSO

unimproved ☐

This is improved ☒ property, known as 4031 Marydale Drive, Nashville, TN 37207

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 22nd day of November, 2019

Cristy Weems

STATE OF TENNESSEE

COUNTY OF

I, the undersigned authority, a Notary Public in and for said Commonwealth and State aforesaid, do certify that Cristy Weems, whose name is signed to the writing above, bearing date on the22nd of November, 2019, has acknowledged the same before me in the county aforesaid as the free act and deed of Cristy Weems.

Given under my hand this the 22nd of November, 2019.

Notary Public

My Commission Expires: 07/09/2022

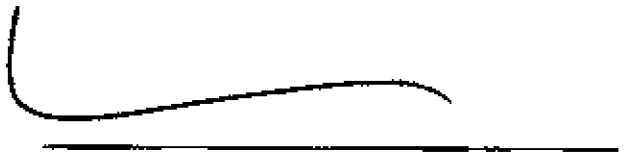
(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1911827SSO

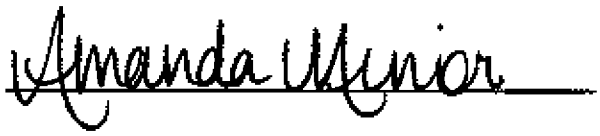
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

