THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124408** Karen Johnson Davidson County Batch# 357756 DEEDWARR 02/13/2020 10:10:24 AM 2 pgs Fees: $13.00 Taxes: $1.905.50 20200213-0016612	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 10th day of February, 2020. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-28-2022

WARRANTY DEED

Address New Owner: Tanner J. Dalton and Maria A. Dalton 6809 Fleetwood Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102 11 0 066.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David S. McGuire and Tara H. McGuire, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tanner J. Dalton and Maria A. Dalton, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 170, HORTON HEIGHTS, SECTION VIII, as shown on plat of record in Plat Book 2133, Page 30, 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 David S. McGuire and Tara H. McGuire, Husband and Wife, by Warranty Deed from Kathleen Dove, single, of record in Instrument No. 20150422-0035904, in the Register's Office of Davidson County, Tennessee, dated April 21, 2015, and recorded on April 22, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORTON HEIGHTS, SECTION VIII, as recorded in Plat Book 2133, Page(s) 30.

Covenants, Conditions and Restrictions as set forth in Subdivision Restrictions recorded in Book 2135, Page 118.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20090106-0001383.

This is improved property located at 6809 Fleetwood Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February, 2020.

David S. McGuire

Tara H. McGuire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David S. McGuire and Tara H. McGuire, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2020.

Notary Public

My Commission Expires: _____

