Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 366714 DEEDWARR
03/04/2020 12:18:03 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20200304-0024095

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $725,000.00.

Affiant

Subscribed and sworn to me on 02/28/20.

NOTARY PUBLIC

My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gregory Lewis Dietz Ashley Elizabeth Dietz 4014 Wallace Lane Nashville, TN 37215	New Owner	116-16-0-146.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Diane Massey McMakin, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Gregory Lewis Dietz and Ashley Elizabeth Dietz, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Vailwood Heights, of record in Book 1835, page 32, said Registers Office, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Diane Massey McMakin by Quitclaim Deed from Patrick A. McMakin dated December 22, 1994 and recorded December 28, 1994, of record in Book 9556, Page 857, Registers Office for Davidson County, Tennessee.

This is Improved property, known as 4014 Wallace Lane, Nashville, Tennessee, 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 02/28/20.

Diane Massey McMakin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/28/20, before me personally appeared Diane Massey McMakin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 02/28/20.

NOTARY PUBLIC

My Commission Expires: 10/2/23

