Karen Johnson Davidson County
Batch# 384770 DEEDWARR
04/13/2020 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,566.95
20200413-0038285

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325659**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: ~~$431,300.00~~ 423,500.00 Affiant Subscribed and sworn to before me, this ~~8th~~ 9th day of April, 2020. Notary Public My Commission Expires: OCT 20 2020 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Johnny Riera 108 Echo Hill Blvd Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 033-06-0A-041.00

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, **Marsha S. Dalton and Jean A. Dalton and Beaulah M. Dalton, Tenants in Common with Right of Survivorship.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Johnny Riera,** married ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section Two, Echo Hill Estates of record in Plat Book 6900, Page 791, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marsha S. Dalton and Jean A. Dalton and Beaulah M. Dalton Tenants in Common, With Right of Survivorship. by Warranty Deed from Frank J. Schmidt and wife, Pat Schmidt of record in Instrument No. 20060605-0065732 Register's Office for Davidson County, Tennessee, dated May 23, 2006 and recorded on June 05, 2006.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 791, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7699, Page 949, as amended in Book 8265, Page 436; Book 8612, Page 821 and Book 9083, Page 26, Register's Office for Davidson County, Tennessee.

Charter of Echo Hill Estates Homeowner's Association of record in Book 7495, Page 177 and Articles of Amendment of record in Book 7703, Page 641, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 108 Echo Hill Blvd Goodlettsville TN 37072

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 8th day of April, 2020.

Marsha S. Dalton

Beaulah M. Dalton

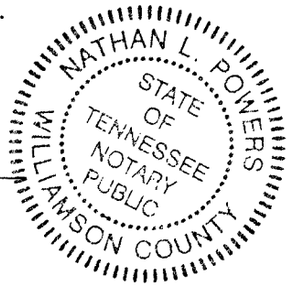
Jean A. Dalton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marsha S. Dalton, Jean A. Dalton, and Beaulah M. Dalton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that theu executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2020.

Notary Public
My Commission Expires: 01/17/21



True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

