THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200325899

Karen Johnson Davidson County
Batch# 395415 **DEEDWARR**
05/04/2020 12:10:32 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20200504-0046305

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is: $160,000.00.

Nathan K. Powers
Affiant

Subscribed and sworn to before me, this 30th day of April, 2020.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael S. Dillard and Stacey L. Dillard 919 Denise Drive Old Hickory, TN 37138	New Owner	Tax Parcel ID No. 096-02-0-068.00

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, **Melissa Prowell f/k/a/ Melissa P. Sepulveda, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael S. Dillard and Stacey L. Dillard, 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:

Being the Northerly parts of Lots Nos. 1 and 2 of the Map of Section 1, Cloverbottom Subdivision, as of record in Book 1424, page 50, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Southwest intersection of Stewart's Ferry Road and the Tennessee-Central Railroad right-of-way; thence with the margin of said railroad right-of-way Southwesterly 159.5 feet to a point; thence Northwesterly 235 feet, more or less, to the Easterly margin of Blue Brick Drive; thence with the margin of the same, Northerly 84.95 feet to the beginning of a curve; thence with said curve Northeasterly 32.5 to the Southerly margin of Stewarts Ferry Road; thence with the margin of the same, Easterly 290 feet to the beginning.

Being the same property conveyed to Waldemar J. Sepulveda and wife, Melissa P. Sepulveda by Warranty deed from Dennis L. Waller and wife, Rebecca J. Waller of record in Book 6412, page 746, Register's Office for Davidson County, Tennessee, dated October 22, 1984 and recorded on October 26, 1984. Re-Recorded Warranty recorded on November 01, 1984, Book 6417, Page 86.

Final Decree of Divorce filed on November 23, 1992, Book 9105, Page 483, Case No. 92D788 in the Second Circuit Court of Davidson County, Tennesse, between Waldemar Joe Sepulveda Vs. Melissa Sepulveda. Said Final Decree of Divorce now being of record in Instrument No. 20200504-0046309 in the Register's Office of Davidson County, Tennessee. Said Final Decree of Divorce divested Waldemar J. Sepulveda from title to the property, and reinvested title solely in the name of Melissa Sepulveda.

The said Waldemar J. Sepulveda now being deceased on July 5, 2007, in Davidson County, Tennessee.

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 1424, Page 50, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1581, Page 427, in the Register's Office for Davidson County, Tennessee.

Easement Deed by court order in settlement of landowner action of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2851 Blue Brick Drive Nashville TN 37214

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 30th day of April, 2020.

Melissa Prowell

Melissa Prowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Prowell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2020.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON