Karen Johnson Davidson County
Batch# 438530 DEEDWARR
07/16/2020 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $986.42
20200716-0077828

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

2020-409

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,600.00.

(Affiant)

Sworn to and subscribed before me this 29 day of June, 2020.

Notary Public

My commission expires: _____

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
TIFFANY DABNEY & WILLIAM C. DABNEY, III (NAME)	First Bank (NAME)	**053-06-0B-108.00**
(ADDRESS) 2023 Waterford Dr. Old Hickory TN 37138	(ADDRESS) 318 Seaboard Lane #203 Franklin TN 37067	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Deena Foster, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tiffany Dabney and William C. Dabney, III, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 33 on the Plan of Phase 5B, Waterford Subdivision, of record in Book 7900, Pages 838 and 839, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof of said lot.

Being all the same property conveyed to Stephen A. Foster and Deena Foster, husband and wife, by deed from Harding H. Brewster and wife, Jona M. Brewster, of record in Instrument No. 20120501-0037095, said Register's Office. The said Stephen A. Foster having since died on or about May 14, 2019, leaving Deena Foster his sole surviving spouse.

Being improved property know as: 2023 Waterford Drive, Old Hickory, TN 37138

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record. Subject to the Declaration of Covenants, Conditions, and Restrictions and By-Laws contained in instrument of record in Book 8694, page 216, amended and re-stated in Book 8699, page 462 and further amended in Book 9530, pages 185 and 189, said Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

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TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25 day of June, 2020.

Deena Foster (SEAL)
Deena Foster

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 25 ~~29~~th day of June, 2020, before me personally appeared Deena Foster, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 ~~29~~th day of June, 2020.

Melissa Gill
Notary Signature
My commission expires: 9-16-23

MELISSA N GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2023

Certificate of Authenticity

I, Quin Segall, 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

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

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

MY COMMISSION EXPIRES: 5/2/22

Notary's Signature

202007160077828

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY