RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200145

WARRANTY DEED

Karen Johnson Davidson County
Batch# 457505 **DEEDWARR**
08/14/2020 02:47:16 PM 2 pgs
Fees: $13.00 Taxes: $628.63

20200814-0091476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2020.

NOTARY PUBLIC

My commission expires: 6/6/24

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deadera Jean Nunn 5170 Hickory Hollow Pkwy #167 Antioch, TN 37013	Same address as new owner	163-05-0-B-173.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($169,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AUTUMN G. DALTON**, unmarried woman, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DEADERA JEAN NUNN**, unmarried woman, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Master Deed Lot Layout (Private Element), Phase IV Mill Park, formerly Hickory Hollow Townhomes, of record in Plat at Instrument #20031117-0167241, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Autumn G. Dalton, an unmarried woman, from Autumn G. Dalton, a divorced woman not since remarried, and Christopher W. Dalton, a divorced man not since remarried, by Quitclaim Deed dated November 29, 2019, and recorded December 26, 2019 in Instrument #20191226-0133408, said Register's Office.

Being the same property conveyed to Autumn G. Dalton and Christopher W. Dalton, wife and husband, from The Henry R. Vanderlip Revocable Living Trust dated November 3, 2017 and recorded November 22, 2017 in Instrument #20171122-0119971, said Register's Office.

The address of the herein described property is believed to be 5170 Hickory Hollow Parkway #167, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of July, 2020.

AUTUMN G. DALTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Autumn G. Dalton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of July, 2020.

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 10/6/21