File 33533-8 Box 14

Karen Johnson Davidson County
Batch# 462568 DEEDWARR
08/24/2020 10:16:47 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50

20200824-0095137

THIS INSTRUMENT PREPARED BY:
Catherine H. Gwyn
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Destiny Letathorn
Affiant

Subscribed and sworn to before me, this 13th day of August, 2020.

Colleen Walters
Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address New Owner As Follows:
Ashten Umphenour
1107 Draughon Avenue
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map-Parcel Number:
118-09-0-091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **P. NICOLE WOOTEN, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ASHTEN UMPHENOUR, A SINGLE WOMAN, AND PETER DAWSON AND KAREN DAWSON,**

HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 11, all of Lot No. 12 and the westerly 15 feet of Lot No. 13 on the Map of a Subdivision of the Draughon Tract, of record in Book 974, page 39, Register's Office for Davidson County, Tennessee.

Said Lot and parts of said lots front together 65 feet on the southerly side of Draughon Avenue and run back 171.4 feet, more or less, on the westerly line and 173 feet, more or less, on the easterly line to a dead line, measuring 65 feet thereon.

Being the same property conveyed to P. Nicole Wooten by deed from Caroline I. Hagan of record as Instrument No. 20180719-0070527, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 974, page 39, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1107 Draughon Avenue, Nashville, TN 37204

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 heirs and assigns, forever; and Grantor covenants with the said Grantees that 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 further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

<Signature page to follow>

WITNESS my hand this 13th day of August, 2020.

P. Nicole Wooten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, P. Nicole Wooten, the within named bargainor, 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 13th day of August, 2020.

Notary Public

My Commission Expires: 5.7.2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY