THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829145** Karen Johnson Davidson County Batch# 476023 DEEDWARR 09/15/2020 10:34:30 AM 2 pgs Fees: $13.00 Taxes: $825.10 20200915-0105054	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $228,000.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2020. Notary Public My Commission Expires: 6/26/2024 DANA R PARK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Garner Daniel Dumas 5432 Eulala Drive Nashville TN 37211	Gardner Financial Services, LTD dba Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, Tx 78231	Tax Parcel ID No. 162 09 0 061.00

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, **Zonia M Padilla, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garner Daniel Dumas, a single man** ("Grantee"), his 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. 42, on the Plan of Section 1, Hickory View, of record in Book 5210, Page 221, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zonia M. Padilla, by Warranty Deed from William Gonzalez, of record in Instrument No. 20080603-0056583, in the Register's Office of Davidson County, Tennessee, dated May 30, 2008 and recorded on June 3, 2008.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1, Hickory View, as recorded in Plat Book 5210, Page(s) 221.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5516, Page 863.

This is improved property located at 5432 Eulala Drive Nashville TN 37211

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 11th day of September, 2020.

Zonia M Padilla

STATE OF TENNESSEE)
COUNTY OF WILLIAMSNO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zonia M Padilla, 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 11th day of September, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY