WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2020

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: 11.22.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins. Co., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Colin Joseph Dugan and MaKenzie Dugan	New Owner	97-2A-409
(NAME)	(NAME)	
1316 Riverbirch Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202522

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Daniel J. Dugan, Trustee of the Daniel J. Dugan Trust, dated November 24, 2014 and Karen Zander Dugan, Trustee of the Karen Zander Dugan Trust, dated November 24, 2014**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Colin Joseph Dugan and MaKenzie Dugan, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 409 on the plan of Villages of Riverwood Section One, Phase 4A, of record in Instrument No. 20130412-0036733, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel J. Dugan, Trustee of the Daniel J. Dugan Trust dated November 24, 2014 and Karen Zander Dugan, Trustee of the Karen Zander Dugan Trust dated November 24, 2014 by Warranty Deed from Alexa Bynum, dated July 31, 2018 and filed of record in Instrument No. 20180801-0075301, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1316 Riverbirch Way, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, 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 persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 481866 **DEEDWARR**
09/24/2020 09:56:04 AM 2 pgs
Fees: $13.00 Taxes: $1,298.70

20200924-0109734

Witness our hands this 23rd day of September, 2020

Daniel J. Dugan, Trustee

Karen Zander Dugan, Trustee

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel J. Dugan, Trustee of the Daniel J. Dugan Trust, dated November 24, 2014 and Karen Zander Dugan, Trustee of the Karen Zander Dugan Trust, dated November 24, 2014, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of September, 2020.

Christine L. Lind
Notary Public

My Commission Expires: 11.22.21

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.