WARRANTY DEED

Karen Johnson Davidson County
Batch# 578768 DEEDWARR
02/25/2021 11:42:51 AM 2 pgs
Fees: $13.00 Taxes: $614.20

20210225-0023885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd Dyson and Frances Dyson	New Owner	
(NAME)	(NAME)	142 06 0B 252.00
512 Ardmore Pl		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **DANIEL T. THORP, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FLOYD DYSON AND FRANCES DYSON, 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, TO-WIT:

Land in Davidson County, Tennessee, being Building No. 43, Unit No. 252, on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Plat Book 4675, Pages 128 - 130, Register's Office for said County, to which plan reference is hereby made for a more complete description and being more particularly described in Master Deed and By-Laws of record in Book 4834, Page 257, as amended in Book 4984, Page 174; Book 5045, Page 800, Book 5086, Page 80; Book 7610, Page 973; Book 6874, Page 644; Book 6237, Page 644; Book 6535, Page 724, and Book 5259, Page 5, said Register's Office.

Being the same property conveyed to Daniel T. Thorp, Unmarried, by Warranty Deed from James J. Crowley and Wife, Joan M. Crowley, of record in Instrument No. 20181101-0108254, in the Register's Office of Davidson County, Tennessee, dated October 31, 2018 and recorded on November 01, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 810 Bellevue Rd, Apt. 252, Nashville, TN 37221
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs

Witness my hand this 19 day of February, 2021

Daniel T. Thorp by Ashley Osman

DANIEL T. THORP, BY: ASHLEY OSMAN, ATTORNEY IN FACT Attorney in Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of February, ~~2019~~ 2021, before me personally appeared Ashley Osman, to me known to be the person who executed the foregoing instrument on behalf of Daniel T. Thorp and acknowledged that he executed the same as the free act and deed of Daniel T. Thorp.

Witness my hand and official seal this 21 day of February, 2021.

Commission expires:

KEVIN L. [illegible] STATE OF TENNESSEE NOTARY PUBLIC

Notary Public