(1)

This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

ADDRESS NEW OWNER:
Trina and Adam Dort
1031 Mitchell Rd.
Nashville, TN 37206

SEND TAX BILL TO: MORTGAGEE:

NEW OWNER

MAP 06107012900

Karen Johnson Davidson County
Batch# 680308 **DEEDWARR**
07/21/2021 09:25:29 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20210721-0097586

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vonnie Hall** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Trina Smith Dort and husband, Adam Dort**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being the northerly 45 feet of Lot No. 3 and the southerly 45 feet of Lot No. 4 of Block "D" on the Plan of Broadmoor of record in Book 547, page 162, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John D. Conner, an unmarried person, by deed of record in Book 6691, page 426 Registers Office for Davidson County, Tennessee. John D. Conner having since died testate, his Will was probated in the Probate Court of Davidson County as Case #09P315, where a TennCare Release is filed, the Estate was closed December 20, 2010 by Order of David R. Kennedy, Judge. Said "Last Will and Testament of John D. Conner" devised the subject property to Vonnie Hall and is of record in Instrument No. 20130620-0063367, Register of Deeds Davidson County, Tennessee.

This is improved property known as 4503 Gallatin Pike, Nashville, Tennessee 37216.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 547, page 162, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 547, page 162, said Register's Office.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including

improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 does 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 warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS my hand this the 12th day of July, 2021.

Vonnie Hall

Vonnie Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Vonnie Hall**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of July, 2021.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $470,000.00.

AFFIANT

Subscribed and sworn to before me on this ~~12th~~ 13th day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 3/7/2023

John M. Wells State of Tennessee Notary Public Davidson County