RED BY:
S TITLE & ESCROW CORP
YLAND WAY, SUITE 115
TWOOD, TN 37027

RETURNED TO:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2021.

Notary Public

My commission expires:
5-5-25

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 683967 DEEDWARR
07/27/2021 09:38:00 AM 2 pgs
Fees $13.00 Taxes: $1,387.50
20210727-0100458

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Sarah Elizabeth Growden** | New Owner | **05303021300** |
| **1302 Overton Street** | | |
| **Old Hickory, TN 37138** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Emily C. Orten AKA Emily C. Orton, now House, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sarah Elizabeth Growden, single woman**

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 Lot No. 156, on the Plan of Section "B", Village of Old Hickory, as shown of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Emily C. Orton AKA Emily C. Orten, an unmarried woman, by Warranty Deed from Charles Fontenay and Patricia Fontenay, husband and wife, dated August 7, 2017, of record in Instrument No. 20170809-0081696, Register's Office for Davidson County, Tennessee. Emily C. Orton is now known as Emily C. House having wed Matthew W. House who joins in the execution of this instrument to convey any interest he may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1302 Overton Street, Old Hickory, TN 37138.

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 in 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 and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Emily C. House Date: 7/23/21
Emily C. House

Matthew W. House Date: 7/23/21
Matthew W. House

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Emily C. House and Matthew W House, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July 2021, _____.

NOTARY PUBLIC

My Commission Expires: 9/2/24

MARK B. LEEDCM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON