6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 710346 DEEDWARR
09/07/2021 08:54:02 AM 2 pgs
Fees: $13.00 Taxes: $947.20

20210907-0119259

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2021.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025 (AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cory W. Dalton and Brittany J. Dalton	Ally Bank	1400000100
(NAME)	(NAME)	
7764 Old Charlotte Pike	440 South Church Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Charlotte, NC 28202-2028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John F. Lieb,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cory W. Dalton and Brittany J. Dalton, a married couple,** 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. 1 on the Plan of Lieb Subdivision as of record in Instrument No. 20001013-0101720, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to John F. Lieb by deed dated April 12, 1999 from Terri Y. Ricketts and husband, Randy Ricketts and Gladys Stevens of record in Book 11430, Page 297, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7764 Old Charlotte Pike, Nashville, TN 37209
(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 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.

Witness my/our hands this 31st day of August, 2021.

John F. Lieb

State of Tennessee
County of Davidson

On this 31st day of August, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared John F. Lieb, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 31st day of August, 2021.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Dalton