Karen Johnson Davidson County
Batch# 822590 DEEDWARR
03/15/2022 11:58:50 AM 2 pgs
Fees: $13.00 Taxes: $4,717.50
20220315-0030033

WARRANTY DEED

CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Dale	New Owner	159 01 0 032.00
(NAME)	(NAME)	
1408 Beddington Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Turner and wife, Katherine M. Turner**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William Dale and wife, Isabel Dale**, hereinafter called the GRANTEE(S), their heirs and/or 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. 34, on the Plan of Hound's Run, of record in Book 6900, Pages 167-171, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to John M. Turner and wife, Katherine M. Turner by Warranty Deed from Patricia E.G. Marett and William J. Marett, wife and husband, dated 10/30/2007 and recorded 11/15/2007, of record in Instrument 200711150134159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2022 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6900, Pages 167-171, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 7079, Page 995, as amended in Book 11719, Page 845, amended By-laws of record in Instrument 200602060014746, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Charter of Hounds Run Homeowners Association of record in Book 7253, Page 992, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1408 Beddington Park, Nashville, TN 37215

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Effective the 11th day of March, 2022.

John M. Turner

Katherine M. Turner

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Turner and Katherine M. Turner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of March, 2022.

Notary Public:
My Commission Expires: 1-07-26

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Bankers Title and Escrow
3310 West End Avenue, Suite 540
Nashville, TN 37203