Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

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Karen Johnson Davidson County
Batch# 864312 DEEDWARR
05/27/2022 11:33:39 AM 2 pgs
Fees: $13.00 Taxes: $2,978.50
20220527-0061836

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tanner J. Dalton and Maria A. Dalton, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ania Warczyk Payne, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Horton Heights, Section VIII of record in Plat Book 2133, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David S. McGuire and Tara H. McGuire, husband and wife by Warranty deed from Kathleen Dove, single of record in Instrument No. 20150422-0035904, Register's Office for Davidson County, Tennessee, dated April 21, 2015 and recorded on April 22, 2015.

Being the same property conveyed to Tanner J. Dalton and Maria A. Dalton, husband and wife by Warranty deed from David S. McGuire and Tara H. Mcguire, husband and wife of record in Instrument No. 20200213-0016612 Register's Office for Davidson County, Tennessee, dated February 10, 2020 and recorded on February 13, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6809 Fleetwood Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Ania Warczyk Payne	Guaranty Home Mortgage	102-11-0-066.00
6809 Fleetwood Drive	10 Lea Avenue, Ste 800	
Nashville, TN 37205	Nashville, TN 37210	

WITNESS THE EXECUTION HEREOF this 25th day of May, 2022.

Tanner J. Dalton

Maria A. Dalton

State of Tennessee)
County of Davidson)

On this 25th day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tanner J. Dalton and Maria A. Dalton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed ~~the foregoing~~ instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 805,000.00.**

Affiant

Sworn and subscribed before me ~~on this the~~ 25th day of May, 2022.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON