**NEW OWNER:**

**Jeffrey W. Vallett, II**
**Ashlee S. Vallett**
**5217 Roxborough Dr.**
**Hermitage, TN 37076**

**SEND TAX BILLS TO:**
**NEW OWNER**

**Map 054 Group 14-0-A**
**Parcel 016.00CO**

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
212 North Castle Heights Ave
Lebanon, TN 37087

**FILE NO: 12-0761**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20120084587 DEEDWARR
Recvd: 11/05/12 15:33 3 pgs
Fees:18.00 Taxes:471.75
20121105-0102033

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars ($127,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HAROLD DAVIDS AND WIFE, LINDA DAVIDS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JEFFREY W. VALLETT, II AND WIFE, ASHLEE S. VALLETT** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Brandywine Harbor of record in Book 11700, page 38, Register's Office for said County, to which plan reference is hereby made for a more detailed legal description.**

**Being the same property conveyed to Harold Davids and wife, Linda Davids by Warranty Deed from Thomas W. Ethridge, Trustee dated October 4, 2006, and of record in Instrument No. 20061009-0124814, Register's Office for Davidson County, Tennessee.**

**Grantors further transfer to Grantees any and all of Grantors' rights in and to Boat Slip 19 of the boat dock located at Brandywine Harbor Subdivision. This is a right of exclusive use only and is governed by the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Brandywine Harbor Homeowner's Association.**

**This is UNIMPROVED property known as 61 Harbor Cove, Old Hickory, Tennessee 37128.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be date of deed.

PROPERTY TAXES for the current year shall be assumed by the Grantors.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of October, 2012.

Harold Davids

Harold Davids

Linda Davids

Linda Davids

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Harold Davids and Linda Davids**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 31st day of October, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is **$127,500.00** .

AFFIANT

Sworn to and subscribed to before me this 31st day of ~~October~~, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY