WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/19/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elipine Belton, and wife, Danielle Towns	New Owner	16206010100
(NAME)	(NAME)	
186 Old Tusculum Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Donald Halliburton, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elipine Belton, and wife, Danielle Towns, 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. 4 on the Plat of Old Tusculum Road Heights of record in Plat Book 4300, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Donald Halliburton, a single man, by deed of record in Book *, Page *, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Old Tusculum Road Heights of record in Plat Book 4300, page 45, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4409, Page 223, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 186 Old Tusculum Road, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20130021999 DEEDWARR
Recvd: 03/18/13 14:32 2 pgs
Fees:13.00 Taxes:314.50
20130318-0026748

Witness my hand this 11th day of March, 2013.

Donald Halliburton

STATE OF OREGON
COUNTY OF MULTNOMAH

OFFICIAL SEAL
ERIC D CHAMPAGNE
NOTARY PUBLIC - OREGON
COMMISSION NO. 472622
MY COMMISSION EXPIRES OCTOBER 15, 2016

Personally appeared before me, the undersigned, a Notary Public [redacted] the within named Donald Halliburton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 11th day of March, 2013.

Commission expires:

Notary Public