BILL GARRETT, Davidson County
Trans:T20140009038 DEEDWARR
Recvd: 02/07/14 12:57 2 pgs
Fees:13.00 Taxes:590.15

20140207-0011030

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014010010

STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration or value, whichever is greater, is $159,500.00

Sworn to and subscribed before me this 6th day of February, 2014.

2-6-14

Affiant

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

my Commission Expires 5-31-16

Address of New Owner:
Darius Lindsey
6148 Eatons Creek Road
Joelton, TN 37080

Send Tax Bills to:
~~New Owner~~
Lending Hand Mortgage
116 E. Cedar Street
Goodlettsville, TN 37072

Map-Parcel Numbers:
021-00-0-276.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott D. Michael and Karen Michael, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Darius Lindsey, a single person ,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One, Jakes Subdivision, of record in Plat Book 4955, Page 67, as amended in Book 5270, Page 218, 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 Scott D. Michael and wife, Mary B. Michael by deed from Almo Loftin and wife, Olive Sue Loftin, of record in Book 7279, page 969, Register's Office for Davidson County, Tennessee, dated June 23, 1987 and recorded June 26, 1987. The said Scott D. Michael and wife, Mary B. Michael having since divorced; andBeing the same property conveyed to Scott D. Michael, an unmarried person by Quitclaim Deed from Mary B. Michael, unmarried, as to her one-half undivided interest, of record in Book 10250, page 811, Register's Office for Davidson County, Tennessee, dated October 29, 1996 and recorded on November 05, 1996.

Karen Michael, the spouse of Scott Michael, the Grantor herein, hereby joins in the execution of this Deed to convey any right, title or interest, marital or otherwise, she may have in the subject property.

This is improved property known as **6148 Eatons Creek Road, Joelton, TN 37080.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 6th day of February, 2014.

Scott D. Michael

Karen Michael

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Scott D. Michael and Karen Michael with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the within bargainor of the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal, at office at Franklin, Tennessee on this 6th day of February, 2014.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015