WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,500.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 16th DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carole F. Rhoten	Same as New Owner	43-8-1.00
143 Fairway Drive		
Hendersonville, TN 37075		
(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, ***Dal-Mac Properties LLC*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Carole F. Rhoten*** 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:

For reference only this is Property being known as 113 Shelby Street Old Hickory TN 37138 and being described as follows:

Land in the 4th Civil District of said County, being Tract No. 14 on the unrecorded Plan of H.A. Youngblood's Subdivision and described according to a copy of a survey made by Cantrell, Connell & Morrison, May 1954, as follows:

Beginning at a point in teh northerly margin of Shelby Street at the common corner of Tracts 13 and 14; running thence with the line between said two tracts, north 44 deg. 17 min. West 148.8 feet to a southerly line of the Morgan Hunt Property; thence with Hunt's line, south 43 deg. 1 min. West 69.3 feet to a point; corner to Hunt; thence with Hunt's easterly line, south 37 deg. 43 min. east 146 feet to the northerly margin of Shelby Street; thence with the margin of the same north 45 deg. 43 min. east 87.5 feet to the beginning and being part of the property conveyed to H.A. Youngblood and wife Edith M Youngblood by deed from Leonard L Clark and wife as of record in Book 1646, page 520, Register's Office for Davidson County, Tennessee. Included but specifically reserved in the above described tract is ten foot turn around easement along the northerly margin of Shelby Street, the southerly 10 feet of said Tract 14.

Being the same property conveyed to Dal-Mac Properties, LLC by Warranty Deed from Bolton, LLC dated 5/22/07 and filed for record on 6/6/07 of record in Inst. No. 200706060067542 , said Register's Office for said County.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20140034908 DEEDWARR
Recvd: 05/20/14 08:46 2 pgs
Fees:13.00 Taxes:61.05
20140520-0043051

This is: Unimproved ( )
Improved (✓) Property, known as 113 Shelby Street, Old Hickory, TN 37138
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Witness its hand on this 16th day of May, 2014.

DAL-MAC PROPERTIES, LLC

BY: _____ Chief Manager
William B. Macke, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this day of , .

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared William B. Macke, Jr. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of the Dal-Mac Properties, LLC, the within named bargainor, a Limited Liability Corporation, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Corporation by himself as such Chief Manager.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 16th day of May, 2014.

My commission expires: 2/6/17

_____
Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public