WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison Richards	RELIANT BANK 101 CREEKSTONE BLVD. #200 FRANKLIN, TN 37064	02900013500
(NAME)	(NAME)	
5757 Craft Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141304

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, James Sexton and wife, Angela Williams Sexton**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alison Richards and Bethany Kesler**, both unmarried, as Joint Tenants with Rights of Survivorship, 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 the 14th Civil District of Davidson County, Tennessee, being part of Tract 1, described in deed from John Tomlin to W. E. Bennett, according to a survey made by Ralph W. C. Lambert, Surveyor, September 12, 1957, as follows:

BEGINNING at an iron pin on the easterly margin of an unnamed road leading to Johnnie Aita's house at the northwest corner of said Road and Aita's northern boundary line, said point being South 14 degrees West 413.8 feet from the southeast corner of said Road and Gray's Point Road; thence with the northerly boundary line of said Aita's property, South 87-1/2 degrees East 338 feet to an iron pin; thence north 14 degrees east 105 feet to an iron pin; thence North 87-1/2 degrees West 338 feet to an iron pin on the easterly margin of said unnamed road, 308.8 feet southerly from the southerly margin of said Gray's Point Road; thence with the easterly margin of said Road, south 14 degrees West 105 feet to the beginning, containing 1-1/18 acres, more or less.

BEING all of the same property conveyed to James Sexton and wife, Angela Williams Sexton by Warranty Deed from George E. Boykin, Jr., unmarried, dated July 8, 2011 and filed of record in Instrument 20110712-0053126, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5757 Craft Road, Joelton, TN 37080

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140066731 DEEDWARR
Recvd: 09/08/14 13:13 2 pgs
Fees:13.00 Taxes:562.40
20140908-0082096

Witness our hands this 3rd day of September, 2014.

James Sexton

Angela Williams Sexton

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within James Sexton and wife, Angela Williams Sexton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that James Sexton and wife, Angela Williams Sexton executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2014.

Commission expires:

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public