THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
Goodlettsville, Tennessee 37070
(615) 859-1328

BILL GARRETT, Davidson County
Trans:T20140074264 DEEDWARR
Recvd: 10/02/14 12:23 4 pgs
Fees:23.00 Taxes:592.00
20141002-0091079

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Glen Daniel and wife, Adina Daniel 107 Bluegrass Point Hendersonville, TN 37075	New Owner(s)	052-05-0-255.00 (TR. I) 052-05-0-256.00 (TR. II)

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SAMUEL A. STRATTON and NANCY E. STRATTON, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto GLEN DANIEL and wife, ADINA DANIEL, each a resident of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

Tract I of the Subject Property is improved property known as 1024 Red Bud Terrace, Madison, Tennessee 37115. Tract II of the Subject Property is improved property known as 1028 Red Bud Terrace, Madison, Tennessee 37115.

Said Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, their successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, we have hereunto set our signatures, this 25 day of September, 2014.

GRANTOR:

SAMUEL A. STRATTON

NANCY E. STRATTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, SAMUEL A. STRATTON and NANCY E. STRATTON, the within named bargainors, each a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who each acknowledged that he / she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 25 day of September, 2014.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00).

GLEN DANIEL

Sworn to and subscribed before me, this 25 day of September, 2014.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lots 10 and 11, on the Plan of Red Bud Terrace, as of record in Plat Book 6050, page 195, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Samuel A. Stratton and wife, Nancy E. Stratton, by deed of record at Instrument No. 20140930-0089852, said Register's Office

TRACT II:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lots 10 and 11, on the Plan of Red Bud Terrace, as of record in Plat Book 6050, page 195, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Samuel A. Stratton and wife, Nancy E. Stratton, by deed of record at Instrument No. 20140930-0089853, said Register's Office

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 6050, page 195, said Register's Office.

3. Joint Driveway Agreement of record in Book 7246, page 808, said Register's Office.