FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$202,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 11, 2015.** Notary Public MY COMMISSION EXPIRES: 8/23/16 (AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0196**

BILL GARRETT, Davidson County
Trans: T20150037159 DEEDWARR
Recvd: 05/13/15 12:49 2 pgs
Fees: 13.00 Taxes: 747.40
20150513-0043943

ADDRESS NEW OWNER(S) AS FOLLOWS: **Daniel D. Babcock, Jr.**	SEND TAX BILLS TO: **F&M Bank**	MAP-PARCEL NUMBERS **164 08 0C 012.00**
(NAME) **516 Aerie Landing**	(NAME) **P.O. Box 451**	
(ADDRESS) **Antioch,TN 37013**	(ADDRESS) **Clarksville, TN 37041**	
(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, **Larry R. Garten, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel D. Babcock, Jr., a single man** 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. 52 on the Final Plat of Hamilton Chase, Section One, of record in Instrument No. 20051025-0128977, and by certificate of correction of record in Instrument No. 20051031-0131297 and Instrument 20051031-0131368, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Larry R. Garten, unmarried, by Warranty Deed from Jeff Thomas recorded September 30, 2009 in Instrument Number 20090930-0090889, Register's Office for Davidson County, Tennessee.

Power of Attorney recorded as Instrument #20150513-0043942 in the Register's office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **516 Aerie Landing, Antioch, TN 37013**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **11th** day of **May, 2015**.

Larry R. Garten by Dondi Delk attorney in fact

Larry R. Garten by Dondi Delk as attorney in fact.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

Before me, the undersigned Notary, personally appeared **Dondi Delk** , known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Larry R. Garten**, and who acknowledged that he/she executed the same as the free act and deed of the said **Larry R. Garten**, by virtue of a Power of Attorney, duly executed and appearing of record .

Witness my hand and official seal on **5/11/2015**.

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY