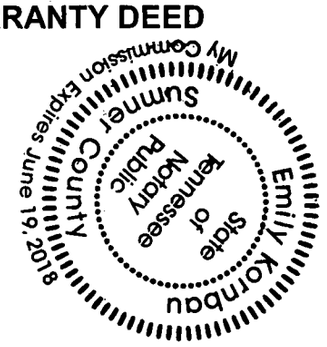
BILL GARRETT, Davidson County
Trans:T20150049789 DEEDWARR
Recvd: 06/22/15 15:15 2 pgs
Fees:13.00 Taxes:357.05
20150622-0059630

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Timmy Lofton	Ameris Bank	053 13 0 096.00
(NAME)	(NAME)	
613 Brentmeadow Circle	1800 Parkway Place, Suite 820	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151184

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, I/we, Robert W. Havron and wife, Lisa Havron , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Timmy Lofton, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 29-A, Zone Lot Division of Lot 29, Kimbolton Subdivision, Phase I, which is of record in Plat Book 6900, Pages 276-278, Zone Lot in Book 6900, Page 962, amended in Book 7577, Page 553, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 29-A fronts a total of 61.91 feet on the Southeasterly side of Brentmeadow Circle, and runs back 200.42 feet on the Northeasterly lot line and a total of 198.76 feet on the Southwesterly lot line to a line in the rear which measures 20.00 feet thereon.

Being the same property conveyed to Robert W. Havron by Warranty Deed from Jim Wilkins and wife, Philipa Reed-Wilkins, dated November 30, 2006 and filed of record in Instrument No. 20070110-0004049, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 6900, Page 962, Book 7265, Page 655 and amended in Book 7464, Page 969, Book 7470, Page 126 and Book 7799, Page 50, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 613 Brentmeadow Circle, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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.

Witness my hand this 16th day of June, 2015

Robert W. Havron

Lisa Havron

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert W. Havron and Lisa Havron, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of June, 2015.

Notary Public
My Commission Expires: 5/28/17

