BILL GARRETT, Davidson County
Trans:T20150072865 DEEDWARR
Recvd: 08/27/15 12:04 2 pgs
Fees:13.00 Taxes:1054.50
20150827-0086887

This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Jeffrey E. Lucas	**New Owner**	**086-04-0D-022.00CO**
2104 Gina lane		
Hermitage, TN 37076		

****

That **Danny L. Dalton, an unmarried man and John W. Parks, II, an unmarried man** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Jeffrey E. Lucas and wife, Valentina T. Lucas** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Final Plat of Tulip Reserve Subdivision, a Residential Cluster-Lot Subdivision (RS-15) of record in Plat at Instrument No. 20091211-0113296, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Danny L. Dalton and John W. Parks, II, both unmarried, tenants in common with full right of survivorship by Warranty deed from George Dunn General Contractor, Inc. of record in Instrument No. 20150427-0037457 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 27, 2015.
This is improved property commonly known as: 2104 Gina Lane Hermitage, TN 37076

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **14th** day of **August , 2015.**

Danny L. Dalton

John W. Parks, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Danny L. Dalton and John W. Parks, II,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this **14th** day of **August, 2015.**

Notary Public

Commission Expires: 8/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$285,000.00**

Sworn to and subscribed before me this **14th** day of **August, 2015.**

Affiant

Notary Public

My Commission Expires: 8/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY