WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102920 DEEDWARR
Recvd: 12/04/15 15:34 2 pgs
Fees:13.00 Taxes:740.00
20151204-0122641

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF NOVEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ~~NOTARY PUBLIC~~ AT LARGE
Pamela B. Matheney
~~My Commission Expires~~
September 20, 2016
STATE OF TENNESSEE

PAMELA B. MATHENEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1587B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Patrick Connell and Lauren Ann Connell	Patrick Connell and Lauren Ann Connell	053-03-073.00
1208 Overton St	1208 Overton St.	
Old Hickory, TN 37138	Old Hickory,TN 37138	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL R. DICKENS AND HANNAH M. DICKENS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICK CONNELL AND LAUREN ANN CONNELL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 28 on the Plan of Section "B", Village of Old Hickory of record in Plat Book 1424, Page 67, 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 Matthew E. Goette and Lyndi E. Goette, husband and wife by Quitclaim deed from Matthew E. Goette and Joan A Sundstrom, a one-half undivided each as Tenants in Common with right of survivorship of record in Instrument No. 20130103-0000607 Register's Office for Davidson County, Tennessee, dated December 17, 2012 and recorded on January 03, 2013.

Being the same property conveyed to Michael R. Dickens and Hannah M. Dickens, husband and wife by Warranty deed from Mathew E. Goette and Lyndi E. Goette, husband and wife of record in Instrument No. 20140902-0079777 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 02, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1976, Page 568 and 2447, Page 151, in the Register's Office for Davidson County, Tennessee.

Easement for Certain Rights of Way as set out in Deed of record in Book 626, Page 556 and Book 662, page 743, in the Register's Office for Davidson County, Tennessee.

This is property known as 1208 Overton St, Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 30th day of November, 2015.

Michael R. Dickens by: J. C., Attorney in Fact

Michael R. Dickens

BY: J. Carlton Drumwright, Attorney-In-Fact

Hannah M. Dickens by J. C., Attorney in Fact

Hannah M. Dickens

BY: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of MICHAEL R. DICKENS AND HANNAH M. DICKENS for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Michael R. Dickens and Hannah M. Dickens.

Witness my hand and official seal, this 30th day of November, 2015.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 15-1587B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027