Davidson County DEEDWARR
Recvd: 04/18/16 10:20 3 pgs
Fees:18.00 Taxes:554.63
20160418-0036942

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160123

WARRANTY DEED

GAIL HUDSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Derryberry and Kathleen Derryberry 373 John Wright Road Mt. Juliet, TN 37122	Same address as new owner	086 09 0 044.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($149,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID MCDANIEL**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES B. DERRYBERRY AND WIFE, KATHLEEN DERRYBERRY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 52, on the Plan of Lakeside Woods Estates, Section Three, of record in Plat Book 7900, pages 218-220. Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David McDaniel, by Warranty Deed from Andrew Buckwalter and Natalie Buckwalter, dated 3/3/2012, recorded 3/6/2012, of record in Instrument No. 20120306-0019621, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3217 Dockside Drive, Nashville, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of April, 2016.

DAVID MCDANIEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David McDaniel, 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 seal, this the 15th day of April, 2016.



Notary Public

Artrinna Minnis
Printed Notary Name

My commission expires: 3-10-2019

True Copy Certification

I, Christi M. Johnston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-25-2019

My Commission Expires: _____

{Notary' Seal}