WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160034133 DEEDWARR
Recvd: 04/26/16 10:09 1 pgs
Fees: 13.00 Taxes: 643.43

20160426-0040363

State of Tennessee
County of ~~Rutherford~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TERESA D. HAMRICK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 03-24-2020

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tilton House, LLC	Tilton House, LLC	098 05 0A 155.00
(NAME)	(NAME)	
305 Hallford Court	14626 Oakhill Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amy Powell, fka Amy P. Skelley** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tilton House, LLC,** 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. 113 on the Plan of Revision One, Section 5, Hampton Hall, of record in Instrument No. 20000728-0074425 and formerly of record in Instrument No. 20000615-0059903, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Amy P. Skelley, unmarried from Peggy Thigpen and Donald Thigpen by virtue of Warranty Deed for $182,000.00 dated February 28, 2008 and recorded February 29, 2008 as Instrument No. 20080229-0020069, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 305 Hallford Court, Hermitage, TN 37076
(House Number) (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 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.

Witness my/our hands this 21st day of April, 2016.

Amy Powell fka Amy P. Skelley

State of Texas
County of Williamson

Personally appeared before me Amy Powell fka Amy P. Skelley, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of April, 2016.

Notary Public _____
My Commission Expires: 08/21/17

NOTARY PUBLIC STATE OF TEXAS
MATTHEW RAHIMZADEH
MY COMMISSION EXPIRES
AUGUST 21, 2017

File No.: 14296