WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160036548 DEEDWARR
Recvd: 05/03/16 11:04 2 pgs
Fees: 13.00 Taxes: 667.48

20160503-0043393

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson FW

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC TAMMY MORRIS DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek Betty	Franklin American	172-08-OA-136.00
(NAME)	(NAME)	
5901 Labrador Lane	6100 Tower Cir #600	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Erik C. Dunton and Rebecca Dunton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Derek Betty, a single man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 136 on the Plan of Hunters Branch, Section One, a Planned Unit Development, of record in Book 6250, page 513, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Erik C. Dunton and Rebecca Dunton, husband and wife by Warranty Deed dated 04/06/2007 from James A. Gregory and wife, Pam Gregory of record in Instrument 20070417-0045966, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Book 6250, Page 512-513, (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6601, Page 7, (3) Conveyance of Common Area to Hunter's Branch Homeowners' Association of record in Book 6612, Page 885, (4) By-Laws of record in Book 6632, Page 429, and (5) Charter of record in Book 6632, Page 424 and amended in Book 8923, Page 318, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5901 Labrador Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-30741
SMG TN Warranty Deed

4513

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 28 day of APRIL, 2016.

Erik C. Dunton

Rebecca Dunton

State of TEXAS
County of TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Erik C. Dunton**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2016.

Notary Public
My Commission Expires:

DALLAS F GORMAN
Commission # 124709306
My Commission Expires
October 9, 2019

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 Rebecca Dunton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2016.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129