(1)

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 7 day of June , A.D., 2016 , by and between

Christine Lane and Leslie Maxtone-Graham Married to each other

First Parties, and

Rachel L. Padgett, single woman

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 305 ON THE PLAN OF APPLE VALLEY SUBDIVISION, SECTION ONE, AS OF RECORD IN INSTRUMENT D NO. 20020809-0096488, *REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. *and Surveyor's Certificate of Correction of record in Instrument No. 20021203-0148635

BEING THE SAME PROPERTY CONVEYED TO CHRISTINE LANE, UNMARRIED AND LESLIE MAXTONE-GRAHAM, UNMARRIED, BY QUITCLAIM DEED FROM CHRISTINE A. LANE, UNMARRIED, RECORDED ON MARCH 17, 2009, OF RECORD IN INSTRUMENT NO. 20090317-0024030, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Rachel L. Padgett
632 Applejack Court
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
Guaranteed Rate Inc.
3940 N Ravenwood
Chicago, IL 60613

BILL GARRETT, Davidson County
Trans:T20160052777 DEEDWARR
Recvd: 06/21/16 14:34 2 pgs
Fees:13.00 Taxes:1054.13
20160621-0063161

CLT # 182 12 0A 023.00

MR-PA-251645

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Christine Lane Leslie Maxtone-Graham

✓STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Christine Lane and Leslie Maxtone-Graham Married to each other, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of March, 2016.

_____ Notary Public

My Commission Expires: ~~My Commission Expires~~ October 18, 2016

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 284,900.00. Affiant _____.

Subscribed and sworn to before me this 7th day of June, 2016.

My Commission Expires: March 20, 2018 _____

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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