Box 14
28572-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160056826 DEEDWARR
Recvd: 07/05/16 10:23 2 pgs
Fees: 13.00 Taxes: 817.70

20160705-0068244

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$228,000.00~~ $221,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: J.L 8, 2019

(AFFIX SEAL)

JEFFREY S. BARRETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bailey E. Lathem	**F & M Bank**	
(NAME)	(NAME)	
1700 Overton Street	**50 Franklin Street**	053-03-0A-001.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Clarksville, TN 37040**	
(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, **Tyler Thomas McDaniel, a married man and Wife, Samantha Dodge**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bailey E. Lathem, a single woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Unit A, 1700 Overton Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1700 Overton Street Townhomes of record in Instrument Number 20140417-0032457, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Further being the same property conveyed to Tyler Thomas McDaniel, unmarried by Warranty Deed dated 03/17/2015 from Legacy Home Buyers, LLC, a Tennessee Limited Liability Company of record in Instrument 201503260025982, Register's Office for Davidson County, Tennessee.
The said Tyler Thomas McDaniel having since married is joined in this conveyance by his Wife, to waive any and all rights she has in said property.

All matters as set forth per plat Book 1424, Page 132, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Instrument 201404170032457, said Register's Office. Charter of record in Instrument 201404300036187, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

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 1700 Overton Street, Old Hickory, TN 37138
(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 GRANTEE(S), 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), 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 1st day of July, 2016.

Tyler Thomas McDaniel

Samantha Dodge by Tyler Thomas McDaniel her atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tyler Thomas McDaniel 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 1st day of July, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

State of Tennessee
County of Wilson

On this 1st day of July, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tyler Thomas McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Samantha Dodge, and is authorized by her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20160705-0068243, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122