BILL GARRETT, Davidson County
Trans:T20160067549 DEEDWARR
Recvd: 08/04/16 15:46 2 pgs
Fees:13.00 Taxes:3219.00
20160804-0081112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $870,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2016.

Notary Public

My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017
(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Katie Day and Kevin Michael	FARMINGTON MORTGAGE	103-09-0-022.00
5731 Stoneway Trail	2002 RICHARD JONES RD.	
Nashville, TN 37209	SUITE 300A NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Donald Compton and spouse, Mary Gail Compton

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kevin Michael, an unmarried man, and Katie Day, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Hillwood Park Subdivision of record in Plat Book 3300, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 115.0 feet on the Southerly margin of Stoneway Trail and extends back 374.2 feet on the Easterly line and 358.6 feet on the Westerly line to a broken line in the rear, measuring 268.8 feet thereon.
Being the same property conveyed to Donald Compton and spouse, Mary Gail Compton by Warranty deed from W. Robert Madling, Jr. and spouse, Billie Sue Medling of record in Instrument No. 20000707-0067429 Register's Office for Davidson County, Tennessee.

This is improved property known as **5731 Stoneway Trail, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of July, 2016.

Donald Compton
by Mitchell A Watts, Attorney
Donald Compton by Mitchell A. Watts,
Attorney-in-Fact

Mary Gail Compton
by Mitchell A Watts, Attorney in Fact
Mary Gail Compton by Mitchell A. Watts,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mitchell A. Watts** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Donald Compton and Mary Gail Compton** for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact** for **Donald Compton and Mary Gail Compton,** and is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal this 29th day of July, 2016.

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

Notary Public
My Commission Expires: 5-27-19

SolomonParks File No. 316135