WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/22/2020

(AFFIX SEAL)

KIMIE PERRY
NOTARY PUBLIC
TENNESSEE
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 09/19/16 11:37 3 pgs
Fees:18.00 Taxes:390.35
20160919-0098177

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
Brandy L. Eddings	Firstbank	
(NAME)	(NAME)	
1008 Clarke Street	885 Conference Dr, Ste 100	044-15-0-339
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Goodlettsville, TN 37072	
(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, **Thomas E. Halliburton and M. Gayle Halliburton, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brandy L. Eddings and Brian W. Eddings, Husband and Wife**, 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 in Davidson County, state of Tennessee, described as follows, to-wit:
Being Lot No. 81 on the Plan of Village of Old Hickory, Section B, as shown by plat of record in Plat Book 1424, Page 67, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas E. Halliburton and M. Gayle Halliburton, husband and wife by Warranty Deed dated 10/12/2007 from Joshua L. Darnell, Married and Wife, Lori Darnell and Jeffery L. Darnell, Married of record in Instrument 200710190124145, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 1424, Page 67, said Register's Office. Restrictions of record in Book 1785, Page 83, 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 1008 Clarke 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 14th day of September, 2016.

Thomas E. Halliburton

M. Gayle Halliburton

State of Tennessee
County of Wilson

Personally appeared before me Thomas E. Halliburton and M. Gayle Halliburton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of September, 2016.

Notary Public
My Commission Expires: 2/22/2020

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

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

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

