STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20160082364 DEEDWARR
Recvd: 09/20/16 11:11 2 pgs
Fees:13.00 Taxes:386.65
20160920-0098805

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-6186D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roy Dale (NAME)	Same (NAME)	54-13-48
3832 Old Hickory Boulevard (STREET ADDRESS)	1657 Stokley Lane (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Carol Elaine Tuberville, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy Dale and Lisa Dale, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being the southeast part of Lot No. 3 on the Map of R.D. Stanford's Subdivision of part of Lot No. 16 of Subdivision of Section No. 1, of the Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's Dupontia Property of record in Book 843, page 79, of the Register's Office for Davidson County, Tennessee, as follows:

Beginning at a concrete monument at the original corner of Lots Nos. 16 and 17 in the easterly land of Concrete Drive or Old Hickory Boulevard, being the southwest corner of Lot No. 3; thence with the line between Lot No. 3 and Lot No 17 North 61° east, 142.06 feet to a point; thence northwesterly 79 feet to a point which is 20 feet from one common corner of Lots Nos 2 and 3; thence westerly along the southerly line of the R.K. Jackson lot to the easterly margin of the Concrete Drive or Old Hickory Boulevard; thence with the line of the same South 48°29' 85 feet to the point of beginning.

BEING the same property conveyed to Carol Elaine Tuberville from Charles Wayne Tuberville, by Quit Claim Deed dated August 29, 2001, as Instrument No. 20010829-0093764, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 79, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers as recorded in Book 8980, page 25, Register's Office for Davidson County, Tennessee.

3. Easement for telephone lines as recorded in Book 924, page 121, Register's Office for Davidson County, Tennessee.

4. Reservation of sewer rights as recorded in Book 972, page 205, Register's Office for Davidson County, Tennessee.

5. Right of Way Deed to the State of Tennessee as recorded in Book 4960, page 1, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3832 Old Hickory Boulevard, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 15th day of September, 2016.

Carol Elaine Tuberville — September 15, 2016
Carol Elaine Tuberville — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Carol Elaine Tuberville, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of September, 2016.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066