BILL GARRETT, Davidson County
Trans:T20160087199 DEEDWARR
Recvd: 10/04/16 12:22 2 pgs
Fees:13.00 Taxes:998.63
20161004-0104589

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168055

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00. Stephanie D. Domé AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2016. NOTARY PUBLIC My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Glenn A. Judah and Jemina G. Boyd 807 Jones Street Old Hickory, TN 37138	Same address as new owner	044 15 0 429.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($269,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK DAILEY AND KATHRYN DAILEY, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **GLENN A. JUDAH AND WIFE, JEMINA G. BOYD**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 51.9 feet of Lot No. 207 on the plan of Village of Old Hickory, Section "A" as of record in Plat Book 1424, page 68, Register's Office for said County, described as follows: Said part of Lot No. 207 fronts 51.9 feet along the easterly margin of Jones Street and extends back 89.9 feet on the southerly line and 90.9 feet on the northerly line to a dead line in the rear on which it measures 51.9 feet.

Being the same property conveyed to Mark Dailey and Kathryn Dailey, husband and wife, by Warranty Deed from Robert L. Reaves and wife, Rebecca R. Reaves, dated 6/3/2013, recorded 6/6/2013, of record in Instrument #20130606-0057441, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 807 Jones Street, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of September, 2016.

MARK DAILEY

KATHRYN DAILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mark Dailey and wife, Kathryn Dailey, 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 and seal, this the 30th day of September, 2016.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

