WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160102561 DEEDWARR
Recvd: 11/21/16 09:09 2 pgs
Fees:13.00 Taxes:2016.50
20161121-0122303

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$545,000.00 $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 160
Dan Daley	Same	GROUP 11 0A
23 Lymington Court		PARCEL 02500 CO
Brentwood, Tennessee 37027		

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 hereby acknowledged, we,

June F. Andree, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dan Daley

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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Phase II, III and IV, Hemmingwood, of record in Plat Book 6900, page 7 & 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Charles William Andree, III and wife, June F. Andree by deed from Jennie W. Perdue, unmarried, of record in Instrument No 20040629-0076982 and re-recorded in Instrument No. 20051114-0136753, Register's Office for said County, dated June 22, 2004, and Recorded on April 8, 2012. Charles William Andree, III, pre-deacased his wife on April 8, 2012, causing her to be sole owner by operation of law

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **23 Lymington Court, Brentwood, Tennessee 37027**.

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. 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 my hand and official seal at office this 14th day of November, 2016.

June F. Andree

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, June F. Andree, unmarried, with whom I am personally acquainted, (or who 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, at office, this 14th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027