BILL GARRETT, Davidson County
Trans:T20160102687 DEEDWARR
Recvd: 11/21/16 10:42 2 pgs
Fees:13.00 Taxes:533.17
20161121-0122501

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Christopher J. Doughty
1321 Presidential Trace
Hermitage, TN 37076

MORTGAGEE
Prime Lending
18111 Preston Road, Suite 900
Dallas, TX 75252

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 086 07 0
PARCEL 135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jacqueline A. Locke,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Christopher J. Doughty, a single man,** hereinafter called the Grantee, 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. 286 on the Final P.U.D. Plan, Phase V-A, Jackson's Retreat, of record in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacqueline A. Locke by Warranty Deed from James T. Moore, unmarried and Jewelle O. Wilson, unmarried, dated November 19, 2010, of record in Instrument No. 20101124-0094007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 5741, Page 360; By Laws of record in Book 5745, Page 294; Charter of Jacksons Retreat HOA of record in Book 5745, Page 283; easements, covenants conditions and all matters and notes as shown on the Plat of record in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1321 Presidential Trace Hermitage, TN 37076.**

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 our hands this 18th day of November, 2016.

Jacqueline A. Locke

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jacqueline A. Locke, 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 18th day of November, 2016.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $144,100.00.

AFFIANT

Subscribed and sworn to before me this 18th day of November, 2016.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20