THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **232,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF November, 2016. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine M. Oliphant		MAP
321 Isaac Drive	New owner	PARCEL 018-03-0-036.00
Goodlettsville, TN 37072-1217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Daniel S. Reagan and wife, Peta Ann Reagan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine M. Oliphant and Tyler Oliphant, Wife and Husband**

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. 74 on the Plan of Connell Estates, Section 3 of record in Plat Book 3600, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel S. Reagan and wife, Peta Ann Reagan by Warranty deed from Jewel Horton of record in Instrument No. 20100512-0036393 Register's Office for Davidson County, Tennessee, dated April 29, 2010 and recorded on May 12, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **321 Isaac Drive, Goodlettsville, TN 37072-1217.**

BILL GARRETT, Davidson County
Trans:T20160103679 DEEDWARR
Recvd: 11/23/16 10:38 2 pgs
Fees:13.00 Taxes:858.40

20161123-0123691

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 _____ hand( ) this the 10th day of November, 2016.

Daniel S. Reagan by Benita Lee, Attorney in fact
Daniel S. Reagan by Benita Lee, Attorney-in-Fact

Peta Ann Reagan by Benita Lee, Attorney in fact
Peta Ann Reagan by Benita Lee, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benita Lee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Daniel S. Reagan**, as his Attorney in Fact, as the free act and deed of the within named **Daniel S. Reagan**.

Witness my hand and official seal this the 10th day of November, 2016.

My Commission expires 9-11-17

Janice H. Collins
Notary Public

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benita Lee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Peta Ann Reagan**, as her Attorney in Fact, as the free act and deed of the within named **Peta Ann Reagan**.

Witness my hand and official seal this the 10th day of November, 2016.

My Commission expires 9-11-17

Janice H. Collins
Notary Public

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE