This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20170009586 DEEDWARR
Recvd: 02/01/17 14:48 2 pgs
Fees:13.00 Taxes:277.50
20170201-0010877

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David B. & C. Amy Locke 1015 Karen's Way Hendersonville, TN 37075	David B. & C. Amy Locke 1015 Karen's Way Hendersonville, TN 37075	043060/027.00

THIS INDENTURE, made this 25th day of January, 2017 between

William J. Fillmore, married

of Palm Beach County, Florida, hereinafter referred to as **Grantor**, and

David B. Locke and wife, C. Amy Locke

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being Lot No. 10 on the Plan of Madison Park, Section II, as of record in Book 3106, Page 141, Register's Office for Said County,

Said Lot No. 10 fronts 77.0 feet on the southerly side of Anderson Lane and runs back between parallel lines 144.6 feet on the westerly line and 139.0 feet on the easterly line to a dead line in the rear on which it measures 74.0 feet.

Being the same property conveyed to William J. Fillmore by Warranty Deed dated 01/13/1969 from Homer E. Chance and wife, Margaret I. Chance and Hubert L. Baker and wife, Marilyn Alice Baker of record in Book 4302, Page 560, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 608 Anderson Lane, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

X _____
William J. Fillmore

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William J. Fillmore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Jupiter, Florida on this the 25th day of January, 2017.

_____ My Commission Expires: 10/15/17
Notary Public

CECILIA VINEYS
Notary Public, State of Florida
Commission# FF 63062
My comm. expires Oct. 15, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $75,000.00.

_____
Affiant

Sworn to and subscribed before me, this 26th day of January, 2017.

_____ My Commission Expires: _____
Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019