NEW OWNER:

NOAH DANIEL BONNELL
773 JAYWOOD DR
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-0010

Map & Parcel 063160A05700

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170010196 DEEDWARR
Recvd: 02/03/17 08:50 3 pgs
Fees:18.00 Taxes:778.85
20170203-0011576

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ten Thousand Five Hundred and 00/100 Dollars ($210,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEREK ADKISSON and wife, EMILY ADKISSON** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **NOAH DANIEL BONNELL, a single man**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 64 of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown on the plat of the same of record in Plat Book 6900, Pages 550-552 and as corrected by Surveyor's Certificate of Correction, of record in Book 7642, Page 445 and as amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plat, as corrected, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to DEREK ADKISSON and EMILY ADKISSON, husband and wife by Warranty Deed from Brent L. Fisher and wife, Angela Cox, dated April 1, 2010, and of record in Instrument No. 20100413-0027845, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **773 JAYWOOD DR, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 550-552, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of January, 2017.

DEREK ADKISSON

EMILY ADKISSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DEREK ADKISSON and wife, EMILY ADKISSON**, 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 official seal at office this 30th day of January, 2017.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$210,500.00** .

AFFIANT

Sworn to and subscribed to before me this 30th day of January, 2017.

NOTARY PUBLIC

My commission expires: 6/19/18

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