BILL GARRETT, Davidson County
Trans:T20170012041 DEEDWARR
Recvd: 02/09/17 11:47 2 pgs
Fees:13.00 Taxes:1072.63
20170209-0013706

WARRANTY DEED

SRN16-4288

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

Subscribed and sworn to before me, this ~~30th~~ 8th DAY OF ~~January~~ February 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA D. WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie Platt	new owner	
4288 Burton Hollow Rd.	(NAME)	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189-9055		048-00-0-237.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAWRENCE C. JAMESON AND DEBRA S. JAMESON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VALERIE PLATT AND ADAM R. PLATT, WIFE AND HUSBAND, AND ROBERT P. PLATT, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron rod in the northerly right of way of Burton Hollow Road, said point being the southwest corner of the herein described tract and the southeast corner of the Lester Johnson property as described in Instrument 20131205-0124063 RODC;

Thence, leaving said right of way, with Johnson's east line, North 33 degrees 42 minutes 43 seconds West, 357.55 feet to a point;

Thence, North 06 degrees 56 minutes 25 seconds East, 492.99 feet to an iron rod at a new corner with the Subhadra Gunawardana property as described in Instrument 20090617-0056395 RODC;

Thence, with the new line, South 56 degrees 21 minutes 24 seconds East, 232.42 feet to an iron rod;

Thence, South 34 degrees 06 minutes 36 seconds East, 349.15 feet to an iron rod in the northerly right of way of Burton Hollow Road at Gunawardana's new southwest corner;

Thence, with said right of way, South 55 degrees 45 minutes 43 seconds West, 107.02 feet to an iron rod at Gunawardana's old corner to Lawrence Jameson property as described in Instrument 20040113-0005312 RODC;

Thence, with said right of way, South 51 degrees 16 minutes 44 seconds West, 366.20 feet to the point of beginning and containing 5.679 acres, according to a survey prepared by Delle Land Surveying, 408 Nesbitt Lane, Madison, Tennessee 37115, Survey dated December 6, 2016.

Being a portion of the property conveyed to Lawrence C. Jameson and Debra S. Jameson by Quitclaim Deed from Lawrence C. Jameson and Debra S. Masters n/k/a Debra S. Jameson, of record in Instrument No. 20040113-0005312, Register's Office for Davidson County, Tennessee, dated December 26, 2003 and recorded on January 13, 2004.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 4723, Page 857, Register's Office for Williamson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 4288 Burton Hollow Rd. , Whites Creek, Tennessee 37189-9055

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of January, 2017.

Lawrence C. Jameson

Debra S. Jameson

STATE OF Tennessee
COUNTY OF Davidson

On this the 30 day of January, 2017, before me personally appeared Lawrence C. Jameson and Debra S. Jameson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30 day of January, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC LAURA D. PERRY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959