WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M175875

BILL GARRETT, Davidson County
Trans:T20170017982 DEEDWARR
Recvd: 03/02/17 09:16 2 pgs
Fees:13.00 Taxes:684.50

20170302-0020563

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2017.

Notary Public

My commission expires: 3/3/2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carolyn D Carlton	**NEW OWNER**	**04310011900**
204 Nix Drive		
Madison, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

Diane Dale Harrison and Deborah Dale Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn D Carlton, an unmarried woman

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:

Being Lot No. 11 on the Final Plat of Mardalee Subdivision as shown on plan of record in Instrument No. 20020328-0038222, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property devised by Last Will and Testament of Oliver Hubert Dale to Diane Dale Harrison and Deborah Dale Carter, of record in Instrument No. 20170120-0006449, Register's Office for Davidson County, Tennessee. See also Seventh Circuit Court of Davidson County, Tennessee Probate Division Docket No: 17P-228.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 204 Nix Drive, Madison, TN 37115.

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 in 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 my/our hand(s) this 28th day of February, 2017.

Diane Dale Harrison individually and as devisee and heir at law of the Estate of Oliver H. Dale
Diane Dale Harrison, Individually and as devisee and heir at law of The Estate of Oliver H. Dale

Deborah Dale Carter, individually and as devisee and heir at law of the estate of Oliver H Dale by Diane Dale Harrison as atty in fact
Deborah Dale Carter, Individually and as devisee and heir at law of The Estate of Oliver H Dale by Diane Dale Harrison as attorney in fact

STATE OF Georgia
COUNTY OF Dekalb

Personally appeared before me, a Notary Public of said County and State, Diane Dale Harrison, the within named Grantor(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, at office, this 28th day of February, 2017.

Notary Public

My Commission Expires: 10/08/2018

MATTHEW NEWMAN COM. EXP. NOTARY PUBLIC Oct. 8, 2018 DEKALB COUNTY, GEORGIA

STATE OF Georgia
COUNTY OF Dekalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Dale Harrison, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact Deborah Dale Carter, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book *, Page _____, in said Register's Office.

Witness my hand and official seal at office, this 28 day of February 2017.
*20170302-0020562

Notary Public

My Commission Expires: 10/08/2018

MATTHEW NEWMAN COM. EXP. NOTARY PUBLIC Oct. 8, 2018 DEKALB COUNTY, GEORGIA