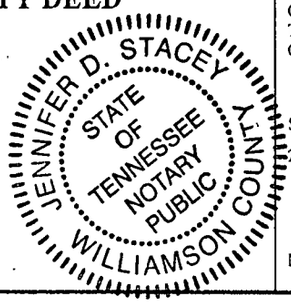
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $277,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF MARCH, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/17

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8834 NORTON JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thomas Eagan Norton	New Owner	086-04-0A-054.00 CO
424 OLD OAK WAY		
Hermitage, TN 37076		

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,

JOEL CLICK, TRUSTEE, OR ANY SUCCESSORS IN TRUST, UNDER THE JOEL CLICK NON-EXEMPT TRUST DATED MAY 30, 2001.

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

THOMAS EAGAN NORTON, AN UNMARRIED MAN

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. 39 on the Plan of Oakcrest, Phase 2-A, of record in Plat Book 6900, Page 881, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed by Quitclaim Deed from James H. Click, Jr., Trustee, under the Joel Click Irrevocable Trust dated October 05, 1996 to Joel Click, Trustee, or any successors in trust, under the Joel Click Non-Exempt Trust dated May 30, 2001 as recorded on the 31st day of May, 2012 in Instrument No. 20120531-0047001; Quitclaim Deed from Click Family Partnership to James H. Click, Jr., Trustee of the Joel Click Irrevocable Trust Created Under Agreement dated October 5, 1996 as recorded on the 26th day of November, 1996 in Deed Book 10272, Page 222 and Warranty Deed from Frank Bataon Homes, Inc. to Click Family Partnership as recorded on the 8th day of June, 1992 in Deed Book 8645, Page 908, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKCREST, PHASE 2-A, as recorded in Plat Book 6900, Page(s) 881 and Boundary Plats recorded in Plat Book 6900, Page 384 and Plat Book 7900, Page 250, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7308, Page 874 and Book 8277, Page 830, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Oakcrest Homeowners Association recorded in Book 7589, Page 20.

f. Stormwater Detention Agreement as set forth in instrument recorded in Book 7233, Page 802.

BILL GARRETT, Davidson County
Trans:T20170022938 DEEDWARR
Recvd: 03/17/17 12:24 2 pgs
Fees:13.00 Taxes:1028.23
20170317-0026307

g. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

h. Property taxes for the current year.

This is improved property known as 424 OLD OAK WAY, Hermitage, TN 37076

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 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 hand on the 28th day of February, 2017.

Joel Click, Trustee, or any successors in trust, under the Joel Click Non-Exempt Trust dated May 30, 2001.

BY: _____

Joel Click, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Joel Click, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of JOEL CLICK, TRUSTEE, OR ANY SUCCESSORS IN TRUST, UNDER THE JOEL CLICK NON-EXEMPT TRUST DATED MAY 30, 2001., the within named barganor, a Trust, and that Joel Click, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of February, 2017.

_____

Notary Public

My Commission Expires: 3/15/20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

File #: 17-8834 NORTON JV LG

RECORD & RETURN TO:

VANDERPOO; & PEARMAN

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067