RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176023

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170027698 DEEDWARR
Recvd: 04/03/17 10:23 2 pgs
Fees:13.00 Taxes:846.56
20170403-0032037

ADDRESS NEW OWNER:
Caleb Gilbreath
4601 Raccoon Trail
Hermitage, TN 37076

SEND TAX BILL TO:
Gardner Financial Services, LTD, dba Legacy Mutual Mortgage
3503 Paesanos Pkwy.
San Antonio, TX 78231

MAP/PARCEL 087-02-0-037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peter A. Saxon and Anna M. Saxon, f/k/a Anna M. Bateman, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Caleb Gilbreath, unmarried man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of New Hope Meadows - Phase I, First Revision of record in Plat Book 6900, Page 653, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter A. Saxon, unmarried and Anna M. Bateman, unmarried as tenants in common with rights of survivorship by Warranty deed from Suzanne M. Poshedley, unmarried of record in Instrument No. 20131002-0103528 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 02, 2013.

This is improved property known as: **4601 Raccoon Trail, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 30th day of March, 2017.

WITNESS MY HAND on this the 30th day of March, 2017

Peter A. Saxon

Anna M. Saxon

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Peter A. Saxon and Anna M. Saxon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $228,800.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170145