AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

RECORD ~~AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178619

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170028785 DEEDWARR
Recvd: 04/05/17 13:12 2 pgs
Fees:13.00 Taxes:697.12
20170405-0033428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,412.00.

Shannon O'Neill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chloe Warner *et al* 145 Park Circle Old Hickory, TN 37138	Same address as new owner	053 11 0 075.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Eight Thousand Four Hundred Twelve and 00/100 Dollars ($188,412.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **VAN WEBBER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **CHLOE WARNER AND HUDSON WARNER, HUSBAND AND WIFE AND CRAIG WARNER, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, and being Lot No. 13 of Block "B" on a Map entitled Subdivision Map 3, of the Life & Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Van Webber, LLC, by Warranty Deed from Cornerstone Investments Inc., dated 5/31/2016, recorded 6/6/2016, of record in Instrument #20160606-0056486, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 145 Park Circle , Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 974, page 11; to any restrictions and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 24th day of March, 2017.

VAN WEBBER, LLC

BY: _____
RICHARD VAN KLUYVE, MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 24th day of March, 2017, before me, appeared Richard Van Kluyve, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the managing member of Van Webber, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Van Webber, LLC, and said officer acknowledged said instrument to be the free act of deed of said Van Webber, LLC.

WITNESS my hand and seal, this the 24th day of March, 2017.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017