STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2017.

_____
Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G17-8042D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170030792 DEEDWARR
Recvd: 04/12/17 10:05 2 pgs
Fees:13.00 Taxes:647.50
20170412-0035688

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark Heighway (NAME)	Same (NAME)	044 05 0 230.00
99 Bridgeway Avenue (STREET ADDRESS)	" (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **John W. Branch and Mary B. Branch, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Heighway,** 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:

Land in Davidson County, Tennessee, being Lot No. 227 on the Map of a part of RAYON CITY, Old Hickory, Tennessee, as of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

BEING the same property conveyed to John W. Branch and Mary P. Branch from William M. McBride and Auburn Moore, Sr., Co-Executor's of the Estate of Mattye Jean M. Parker, by Quit Claim Deed dated December 27, 1994, in Book 9606, Page 58, in the Register's Office for Davidson County, Tennessee.

AND

Being Lot No. 226 on the Map of a part of RAYON CITY, Old Hickory, Tennessee, as of record in Book 843, Page 13, Register's Office for said County, described as follows:

Said Lot No. 226 fronts 49.8 feet on the southerly side of Old Hickory Boulevard and runs bank 161.5 feet on the easterly line and 110 feet on the westerly line with the easterly margin of Rayon Drive to the northerly line of Lot No. 227 on said plan and measures 119.6 feet thereon.

BEING the same property conveyed to John W. Branch and Mary P. Branch from William G. Parker and wife, Mattie M. Parker, by Deed dated February 1, 1973, in Book 4678, Page 279, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee.
2. Easement as recorded in Book 9400, page 125, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 99 Bridgeway Avenue, Old Hickory, TN 37138.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 10th day of April, 2017.

John W. Branch — April 10, 2017 Date

Mary B. Branch — April 10, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named John W. Branch and Mary B. Branch, Husband and Wife, the bargainor(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 and official seal, this 10th day of April, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066