This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 170664TN

Davidson County DEEDWARR
Recvd: 04/13/17 11:06 3 pgs
Fees:18.00 Taxes:721.50
20170413-0036186

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Melissa Compton 1234 Berwick Trail Madison, TN 37115	New Owner	52-16-74.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vicki B. Carlton, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Melissa E. Compton and Jake H. Compton, wife and husband,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Martin Meadows, Section No. 4, of record in Plat Book 2133, Pages 66 and 67, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Vickie B. Carlton, unmarried, by Warranty Deed from Myra L. Hargis F/K/A Myra Lynn Pass and husband, Danny H. Hargis, dated 6/30/08 and recorded 7/2/08 in Instrument No. 20080702-006877, Register's Office for Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Vicki B. Carlton** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Vicki B. Carlton** further covenants and binds his/her heirs and representatives, to

warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1234 Berwick Trail, Madison, TN 37115.**

Executed on this 12th day of April. 2017.

Vickie B. Carlton

Vickie B. Carlton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Vickie B. Carlton, unmarried**, 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 this 12th day of April, 2017.

Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is ~~$182,000.00~~ 195,000.00

Affiant

Sworn to and subscribed to me, the undersigned, this 12th day of April, 2017.

Notary Public

My Commission Expires: 1/8/19

True Copy Certification

I, Joe White, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Evelyn Watkins a notary public for this county and state, Joe White who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-19

{Notary' Seal}

