This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017030020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $335,000.00

Sworn to and subscribed before me this 18th day of April, 2017.

Affiant

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20170032887 DEEDWARR
Recvd: 04/19/17 10:56 3 pgs
Fees:18.00 Taxes:1239.50
20170419-0038246

Address of New Owner:
Taylor A. Hale, et al.
3525 Old Clarksville Pike
Joelton, TN 37080

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
022-00-0-068.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Maven Advantage Inc. a North Carolina Corporation** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor A. Hale and Doug S. Hale, wife and husband** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the center of Clarksville Pike, the same being 12.1 poles North 75 degrees West from M. Reding's Northwest corner, thence South 11 1/2 degrees West 198 feet to a stake; thence South 2 degrees West 1,091 feet to a stake in the North line of the Dismukes' land, also the old South line of the Joel Griffin land of which this is a part, red oak pointers; thence North 87 degrees West 330 feet to a stake in said Dismukes' line with small red oak and chestnut pointers; thence North 2 degrees East 980 feet to a stake, corner to Lot No. 1 in M Reding's line; thence South 75 degrees East 96 feet to a stake, Southeast corner of Lot No. 2; thence with the center of Clarksville Pike, South 75 degrees East 205 feet to the beginning, containing 8.14 acres, more or less.

Being the same property conveyed to Guy E. Bates, Jr. by Warranty deed from The Bates Family Limited Partnership of record in Instrument No. 20080417-0038987 Register's Office for Davidson County, Tennessee, dated April 17, 2008 and recorded on April 17, 2008.

Being the same property conveyed to Maven Advantage, Inc., a North Carolina Corporation by Warranty deed from Guy E. Bates, Jr., an unmarried man of record in Instrument No. 20170306-0021775 Register's Office for Davidson County, Tennessee, dated March 02, 2017 and recorded on March 06, 2017.

This is improved property known as **3525 Old Clarksville Pike, Joelton, TN 37080.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 12th day of April, 2017.

Maven Advantage Inc. a North Carolina Corporation

Jonathan Ulyatt, President

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Jonathan Ulyatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Maven Advantage Inc., a North Carolina Corporation, the within named bargainor, a corporation, and that as such and being fully authorized, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, on this ___th day of April, 2017.

SEE ATTACHED
NOTARY CERTIFICATE

Notary Public_____

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

On 04/12/2017 before me, Julie Hammond, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Jonathan Wyatt
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JULIE HAMMOND
Notary Public - California
Placer County
Commission # 2169951
My Comm. Expires Nov 25, 2020

Signature Julie Hammond
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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