THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Attorney
HALE and HALE, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 05/05/17 09:38 5 pgs
Fees:28.00 Taxes:18.50
20170505-0044631

WARRANTY DEED

Address Of New Owner:	Send Tax Bills To:	Map/Group/Parcel:
Dwayne Choate 1433 Governor's Ridge Court Franklin, TN 37064	Same	Map/Parcel 113 00 0 006.00

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION, and no monetary consideration, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the undersigned, **EMILY SUE CHOATE and NORMA JEAN BROWN** (hereinafter collectively and individually called the **"GRANTORS"**), hereby transfer and convey unto **DWAYNE CHOATE**, (hereinafter called the **"GRANTEE"**), his heirs and assigns, in fee simple, all of Grantors' rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, and all improvements, appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "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 successors and assigns, forever.

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 the same is unencumbered except for matters of public record.

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

This unimproved property is known as 0.43 acres, Old Charlotte Pike, Davidson County, Pegram, Tennessee 37143.

WITNESS, the hands of the undersigned this 4 day of May, 2017, in Franklin, Tennessee.

GRANTORS:

Emily Sue Choate

Emily Sue Choate

Norma Jean Brown

Norma Jean Brown

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Emily Sue Choate, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2017.

LaRhonda H. Maxey

Notary Public

LARHONDA H. MAXEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 11-23-2020

STATE OF TENNESSEE
COUNTY OF Greene

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Norma Jean Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of April, 2017.

Kevin D. Stanton

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
KEVIN DOUGLAS STANTON
COUNTY OF GREENE

My commission expires: 4/28/18

The actual consideration for this transfer is Five Thousand and no/100 ($5,000.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 2nd day of May, 2017.

Notary Public

My commission expires: 11-23-2020

LARHONDA H. MAXEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

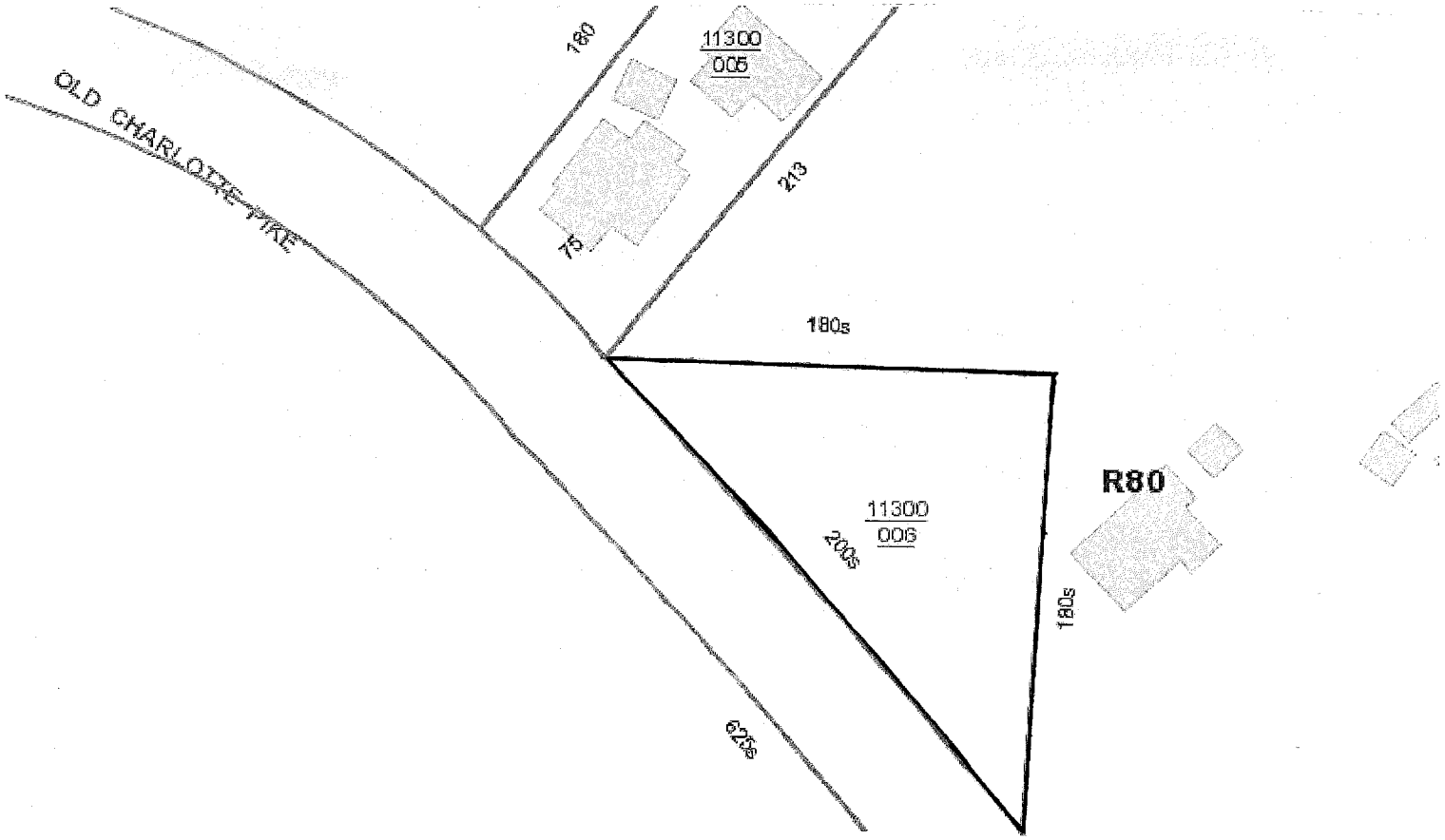
EXHIBIT A

Land in Davidson County, Tennessee being more particularly described as follows:

Being the property described as Parcel 6 on Map 113 of the records maintained by the Tax Assessor for Metropolitan Nashville and Davidson County, Tennessee, containing approximately .43 acres and fronting on the north side of Old Charlotte Pike in said county.

Being the same property conveyed to Emily Sue Choate and Norma Jean Brown by Special Warranty Deed from Wade Travis and Billy DeBerry, Co-Trustees of the Samuel L. Lewis Trust, dated October 28, 1997, of record in Book 10690, page 139, Register's Office for Davidson County, Tennessee.

E&C



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

