BILL GARRETT, Davidson County
Trans:T20170046835 DEEDWARR
Recvd: 06/02/17 10:24 2 pgs
Fees:13.00 Taxes:814.00

20170602-0054977

Warranty Deed

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of May, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lanny Mooneyham P.O. Box 1068 Madison, TN 37116	New Owner	053-03-259.00

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 hereby acknowledged, we,

Rebecca Dale Jackson, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lanny R. Mooneyham, unmarried

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:

Being Lot No. 168, Section "B", Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee; fronting 56.0 feet on Overton Street, containing 0.11 acres, more or less.

Being the same property conveyed to Rebecca Dale Jackson, unmarried, by Warranty Deed from Jean S. Burroughs, dated August 14, 1985, of record in Book 6638, Page 271, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee.
3) Property is subject to Key Map Plat of record in Book 1835, Page 87, said Register's Office.
4) Property is subject to Property Survey Plat of record in Book 1424, Page 69, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1402 Overton Street, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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. Wherever 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 hand(s) this 31 day of May, 2017.

Rebecca Dale Jackson

Rebecca Dale Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rebecca Dale Jackson, with whom I am personally acquainted, (or who 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, at office, this 31st day of May, 2017.

Susan Frensley Newton

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076