

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $491,000.00.

Q Walsh
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of June, 2017.

NOTARY PUBLIC

My commission expires: 9-25-19

BILL GARRETT, Davidson County
Trans: T20170054367 DEEDWARR
Recvd: 06/26/17 10:24 2 pgs
Fees: 13.00 Taxes: 1816.70



20170626-0063892

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Deeanne E. Miree and Daniel L. Miree, Wife and Husband 063040A00700CO (NAME)	owner at property (NAME)	063040A00700CO
1560 Stokley Lane (ADDRESS)	address (ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $491,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dewey Lineberry, unmarried and Maribel V. Lineberry, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Deeanne E. Miree and Daniel L. Miree, Wife and Husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42, as shown on the Plat of Cleveland Hall Subdivision, Phase III, of record in Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maribel V. Lineberry, unmarried, and Michael S. Smith, and wife, Sherry A. Smith, by deed from Cleveland Hall, LLC, a Tennessee Limited Liability Company, dated 09/09/2006, of record in Instrument No. 20060920-0116571, said Register's Office.

Being the same property Michael S. Smith and wife, Sherry A. Smith, conveyed their 1/2 undivided interest to Dewey Lineberry, unmarried man, dated November 14, 2007, of record in Instrument No. 2007115-0134124, said Register's Office.

Being the same property Dewey Lineberry, an unmarried man conveyed his 1/2 undivided interest by Quitclaim Deed to Dewey Lineberry, an unmarried man and Maribel V. Lineberry, an unmarried woman, as joint tenants with the right of survivorship, dated July 14, 2009, of record in Instrument No. 20090716-0066552, said Register's Office.

This property is __unimproved __improved property known as: 1560 Stokley Lane, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of June, 2017.

Dewey Lineberry

Maribel V. Lineberry

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dewey Lineberry, unmarried and Maribel V. Lineberry, unmarried, the herein 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 and official seal, this the 22nd day of June, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214