#12319

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

William W. Middleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William W. Middleton Linda C. Middleton	NEW OWNER	07514013000
(NAME) 135 Tubbs Rd	(NAME)	07514013100
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	07514013200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bratten L. Barrett and Carol Y. Barrett,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William W. Middleton and Linda C. Middleton,** husband and wife, 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:

TRACT 1 (8217)

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Luree Estates, of record in Book 5210, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 85 feet on the westerly side of Luree Lane and extends back between lines measuring 131.93 feet on a southerly line and 125.00 feet on the northerly line to a line in the rear measuring 73.33 feet thereon.

Being the same property conveyed to Bratten L. Barrett and wife Carol Y. Barrett, by deed of record in Instrument No. 20060426-0047919 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

TRACT 2 (8215)

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Luree Estates, of record in Book 5210, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 76.52 feet on the westerly side of Luree Lane and extends back between lines measuring 135.39 feet on a southerly line and 131.93 feet on the northerly line to a line in the rear measuring 76.06 feet thereon.

BILL GARRETT, Davidson County
Trans:T20170057092 DEEDWARR
Recvd: 07/05/17 10:33 2 pgs
Fees:13.00 Taxes:1295.00
20170705-0067271

Being the same property conveyed to Bratten L. Barrett and wife, Carol Y. Barrett, by deed of record in Instrument No. 20060426-0047923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

TRACT 3 (8213)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Luree Estates, of record in Book 5210, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 76 feet on the westerly side of Luree Lane and runs back 138.86 feet on the southerly line and 135.39 feet on the northerly line to a line in the rear measuring 76.08 feet thereon.

Being the same property conveyed to Bratten L. Barrett and wife, Carol Y. Barrett, by deed of record in Instrument No. 20060426-0047921 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 8213,8215, - 8217 Luree Ln., Hermitage, TN 37076

(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/our hands this 30th day of June, 2017.

Bratten L. Barrett

Carol Y. Barrett

State of Tennessee
County of Williamson

Personally appeared before me Bratten L. Barrett and Carol Y. Barrett, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2017.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12319