NEW OWNER:

Michael Dayton
Margaret Dayton
1632 Hunters Branch Road
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0385 FR

Parcel 172-08-0-A-012.00-CO

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 07/25/17 15:22 3 pgs
Fees:18.00 Taxes:703.00
20170725-0075300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety Thousand and 00/100 Dollars ($190,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN D. ROBERTSON, unmarried, AND CHARLES A. LAMB, unmarried** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL DAYTON AND MARGARET DAYTON, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section Two-A, Hunters Branch of record in Plat Book 6250, Page 819, and amended in Book 6815, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 58.89 feet on the broken Northeasterly margin of Hunters Branch Road and extends back 105.82 feet on the Northwesterly line and 108.60 feet on the Southeasterly line to a dead line in the rear, measuring 66.83 feet thereon.

Being the same property conveyed to John D. Robertson, unmarried and Charles A. Lamb, unmarried, joint tenants with the right of survivorship by Warranty deed from James W.

Williamson and Edith J. Williamson, husband and wife of record in Instrument No. 20101026-0085772 Register's Office for Davidson County, Tennessee, dated October 25, 2010 and recorded on October 26, 2010.

Being improved property also known as 1632 Hunters Branch Road Antioch, Tennessee 37013.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 21st day of **July, 2017**.

JOHN D. ROBERTSON

CHARLES A. LAMB

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN D. ROBERTSON AND CHARLES A. LAMB, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 07-11-2021

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **190,000.00** .

AFFIANT

Sworn to and subscribed to before me this 24th day of **July, 2017**.

NOTARY PUBLIC

My commission expires: _____

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
January 6, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian electronic version of the attached document tendered for registration herewith and that this . true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019