THIS INSTRUMENT PREPARED BY:

James L. Grilliot

900 S. Gay Street, 4th Floor

Knoxville, Tennessee 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Pike, Suite 400
Nashville, Tennessee 37205
File No. CS187001224

Grantee:
Tom Halliburton and Gayle Halliburton
102 Clifton Court
Old Hickory, TN 37138

Send Tax Bills To:
NEW OWNER

Davidson County DEEDWARR
Recvd: 08/28/17 11:48 3 pgs
Fees:18.00 Taxes:851.00
20170828-0088028

Map & Parcel No.:
05316010000

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th **day of** July, 2017, by and between **Darlene K. Gieg, unremarried widow**, party of the first part, and **Thomas E. Halliburton and Marci G. Halliburton, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($230,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the map of Clifton Place as of record in Book 2854, Page 86, Register's Office for said County.

Said Lot No. 2 fronts 97.62 feet on the west side of Clifton Court and runs back 114.1 feet on the North line and 120 feet on the South line, to a dead line in the rear on which it measures 95 feet thereon.

Being the same property conveyed to James C. Geig and wife, Darlene K. Gieg, from F.D. Couch and wife, Evelyn Couch, by Warranty Deed dated June 27, 1979, of record in Book 5458, Page 79 in the Register's Office of Davidson County, Tennessee.

By execution hereof, Grantor makes oath and affidavit that James C. Gieg died on or about November 13, 2004, leaving Darlene K. Gieg as sole surviving tenant by the entirety, there having been no divorce or legal separation between them prior to his death.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Darlene K. Gieg

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Darlene K. Gieg,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 28th **day of** July, **20**17.

Notary Public

My commission expires: 10/2/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF _____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$230,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th **day of** July, **20**17.

Notary Public

My commission expires: 9/4/19

SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PROPERTY ADDRESS:
102 Clifton Court
Old Hickory, TN 37138

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

