Bill Garrett Davidson County
Batch# 22194 DEEDWARR
11/06/2017 08:30:33 AM 2 pgs
Fees: $13.00 Taxes: $728.90

20171106-0113363

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170479

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017. NOTARY PUBLIC My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grant W. Garner 1500 Cleves St. Old Hickory, TN 37138	Same address as new owner	053 03 0 353.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Seven Thousand and 00/100 Dollars ($197,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AUTUMN DALTON AND HUSBAND, CHRISTOPHER DALTON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **GRANT W. GARNER**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61, Section "E" of Village of Old HIckory, as shown on Revised plan of record in Book 1424, page 132, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Dalton and Autumn Dalton, husband and wife, by Warranty Deed from Mollie S. David, a single woman, dated 1/31/2005, recorded 2/6/2006, of record in Instrument #20060206-0014219, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1500 Cleves Street, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of October, 2017.

AUTUMN DALTON

CHRISTOPHER DALTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Autumn Dalton and husband, Christopher Dalton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of October, 2017.

Notary Public

Janie R Steelman

Printed Notary Name

My commission expires: 11/18/18