Bill Garrett Davidson County
Batch# 24689 **DEEDWARR**
11/13/2017 08:10:22 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20171113-0115824

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$169,900.00**
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31 day of October, 2017.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 10-3-18
| (AFFIX SEAL)

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher W. Dalton 4932 Leesa Ann Lane Hermitage, TN 37076	Same address as New Owner	076.05-0-030.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

David Hincy, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Christopher W. Dalton, a married man

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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Hidden Hills of record in Book 4860, Page 43, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Hincy by deed from Dorothy Koger n/k/a Dorothy Dailey, married dated December 18, 2014 of record in Instrument No. 20141222-0116774, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20171113-0115823, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

5) 2017 taxes and subsequent years.
6) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee.
7) Property is subject to Restrictive Covenants contained in Book 4938, Page 337, Register's Office for Davidson County, Tennessee.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4932 Leesa Ann Lane, 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 hand(s) this 31 day of October, 2017.

David Hincy by Phillip Bachelder, Attorney in fact
David Hincy by Phillip Bachelder, Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Bachelder, Attorney-in-Fact for David Hincy, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf David Hincy for the purposes therein contained.

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

Zachary K Wright
Notary Public

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076