Bill Garrett Davidson County
Batch# 24690 DEEDWARR
11/13/2017 08:15:16 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20171113-0115827

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael W. Sexton
2604 Sailview Way
Hermitage, TN 37076

SEND TAX BILL TO:
Same address as New Owner

MAP/PARCEL 137040B01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donna R. Lockhart, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Michael Wayne Sexton and Yvonne W. Sexton, husband and wife, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Final Plat on Arbor Crest Subdivision, of record in Instrument 20071129-0138522, in the Registers Office for Davidson County Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio Corporation by Warranty Deed dated 06/24/2015 from KDS Investments General Partnership, a Tennessee General Partnership of record in Instrument 20150713-0067698, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Donna R. Lockhart by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, recorded on the 5th day of November, 2015 in Instrument No. 20151105-0112735, in the Register's Office of Davidson County, Tennessee.

This is improved/unimproved property known as: **2604 Sailview Way, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 20th day of September, 2017.

WITNESS MY HAND on this the 20th day of September, 2017

D M Lockhart

Donna R. Lockhart

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Donna R. Lockhart,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of September, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $430,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 1-8-19

BENICIA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 1-8-19

File No: 170660