Bill Garrett Davidson County
Batch# 27334 DEEDWARR
11/17/2017 10:58:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20171117-0118249

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Story Laurent, an unmarried woman	Story Laurent (NAME)	
1862 Union Hill Road (ADDRESS)	1862 Union Hill Road (ADDRESS)	01700000800
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lisa L. North, a married woman and James Brandon Walker, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Story Laurent, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:
BEING TRACT NO. 3 OF GENEVIEVE BOYD SMILEY PROPERTY ION THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY COLE LAND SURVEYING NO. 924, JUNE 11, 1987, AS FOLLOWS:
BEGINNING AT AN IRON PIN SET ON THE NORTHERLY MARGIN OF UNION HILL ROAD, COMMON CORNER WITH TRACT NO. 2; THENCE NORTH, 02 DEGREES 27' 01" WEST, 1483.16 FEET TO AN IRON PIN AND WILLIAM SMITH PROPERTY; THENCE WITH SMITH LINE SOUTH 82 DEGREES 54' 46" EAST, 173.92 FEET TO AN EXISTING IRON PIN; THENCE CONTINUING WITH SAID CALL 18.15 FEET TO AN IRON PIN AND COMMON CORNER WITH TRACT NO. 4; THENCE SOUTH 01 DEGREES 16' 28" EAST 1400.50 FEET TO THE NORTHERLY MARGIN OF UNION HILL ROAD; THENCE SOUTH 69 DEGREES 46' 27" WEST 168.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.80 ACRES.

BEING THE SAME PROPERTY CONVEYED TO LISA L. NORTH AND JAMES BRANDON WALKER BY WARRANTY DEED FROM RICHARD C. SMILEY, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20161017-0109541, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

JAMES BRANDON WALKER EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF LISA L. NORTH, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20171117-0118248, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1862 Union Hill Road, Goodlettsville, TN 37072
(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,

WARRANTY DEED
(Continued)

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/our hand(s) this 16th day of November, 2017.

Lisa L North by Brandon Walk

Lisa L. North by James Brandon Walker, as Attorney in Fact

Brandon Walk

James Brandon Walker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Brandon Walker, a married man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of November, 2017.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

State of Tennessee :
County of Davidson

On this 16th day of November, 2017, before me, a Notary Public, in and for said County and State, personally appeared James Brandon Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lisa L. North, acknowledged that such persons executed the same as the free act and deed of the said Lisa L. North.

Witness my hand and official seal, this the 16th day of November, 2017.

Notary Public

My commission expires: 1/29/2020

(Seal)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072