Bill Garrett Davidson County
Batch# 42465 DEEDWARR
12/28/2017 02:07:42 PM 2 pgs
Fees: $13.00 Taxes: $259.00
20171228-0132002

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179993

WARRANTY DEED

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2017.

NOTARY PUBLIC

My commission expires: 6/9/2020

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
Richard Van Kluyve 1705 Bondurant St. Old Hickory, TN 37138	Same address as new owner	053 07 0 049.00

FOR AND IN CONSIDERATION of the sum of Seventy Thousand and 00/100 Dollars ($70,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ALLIE W. FYKE**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD VAN KLUYVE, A MARRIED MAN**, hereinafter called the Grantee, 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 part of Lot No. 28 on the Revised Plan of Section F, Village of Old Hickory, of record in Book 1424, pages 131 and 132, Register's Office for said County.

Said part of Lot No. 28 is described as beginning with an iron pin at the southwest corner of Lot No.28 and running thence the following courses and distances: North 0 deg. 53' East 65 feet to an iron pin; thence South 88 deg. 38' East 137.6 feet to an iron pin; thence South 14 deg. 17' West 68 feet to an iron pin; thence North 88 deg. 38' West 122.9 feet to an iron pin to the point of beginning, containing .20 acres, more or less.

Being the same property conveyed to Allie W. Fyke, by Warranty Deed from William Douglas Dick and wife, Martha Dick, dated 10/24/1985, recorded 12/18/1990, of record in Book 8259, page 611, in the Register's Office for Davidson County, Tennessee.

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, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has 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 covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 22nd day of December, 2017.

Allie W Fyke

ALLIE W. FYKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal, this the 22nd day of December, 2017.

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jennifer Gentry
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020