MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

Bill Garrett Davidson County
Batch# 66559 **DEEDWARR**
03/08/2018 11:17:31 AM 2 pgs
Fees: $13.00 Taxes: $1,341.25

20180308-0021944

13-1802-133020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $362,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2018.

Notary Public
My commission expires: 8/7/19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brittany Dalton & Taylor Goins 4145 Alva Lane Nolensville TN 37135	New Owner	187-09-0-A-165.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; **Brandon Mayberry, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brittany Nicole Dalton and Taylor Cole Goins, wife and husband,** hereinafter called the Grantees, their successors 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. 165, on the Plan of Phase Five, Section One, Burkitt Village, SP Subdivision, of record in Instrument No. 20150210-0012343, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee corporation by deed from Kiddsroad, LLC, a Tennessee Limited Liability Company, dated July 24, 2015, recorded July 24, 2015, of record in Instrument No. 20150724-0073091, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brandon Mayberry, unmarried by deed from Lifestyle Home Builders, Inc., a Tennessee corporation, dated July 22, 2016, recorded July 22, 2016, of record in Instrument No. 20160722-0075950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4145 Alva Lane, Nolensville, TN 37135.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 6th day of March, 2018.

Brandon Mayberry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brandon Mayberry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 6th day of March, 2018.

State of Tennessee at Large

My Commission expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020