Bill Garrett Davidson County
Batch# 76198 DEEDWARR
04/04/2018 10:55:39 AM 2 pgs
Fees: $13.00 Taxes: $560.55
20180404-0031547

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810333

**Record and Return To:**
**Limestone Title & Escrow, LLC**
**3173 South Church Street**
**Murfreesboro, TN 37127**

**WARRANTY DEED**

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2018.

NOTARY PUBLIC

My commission expires: 10-11-21

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 |
|---|---|---|
| Kristy Waugh<br>7049 S Hampton Boulevard,<br>Antioch, TN 37013, | Same address as new owner | 151-10-0-A-321.00 CO |

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty One Thousand Five Hundred and 00/100 Dollars ($151,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRANDY DALTON, a married woman**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KRISTY WAUGH, an unmarried woman and CHARLES SLOAN and RITA D. SLOAN, husband and wife** hereinafter called the Grantee(s), her 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 all of Lot No. 246, on the Plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, as shown by plat appearing of record in Instrument No. 20030707-0093205, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brandy Dalton, by Warranty Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., dated 4/28/2006, recorded 5/5/2006, of record in Instrument No. 20060505-0052857, in the Register's Office for Davidson County, Tennessee.

This property is not the marital residence of the grantor.

The address of the herein described property is believed to be 7049 S Hampton Boulevard, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of March, 2018.

Brandy Dalton

**BRANDY DALTON**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brandy Dalton, 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 30th day of March, 2018.

Notary Public

David Webber

Printed Notary Name

My commission expires: 10/6/18

