Bill Garrett Davidson County
Batch# 76929 DEEDWARR
04/06/2018 12:33:39 PM 2 pgs
Fees: $13.00 Taxes: $1,015.65
20180406-0032526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

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 NUMBER
Robert A. Hamilton and Jennifer Strang, Tenants in Common with rights of survivorship	Reliant Bank	021-00-0-232.00
4188 Knipfer Road (ADDRESS)	105 Continental Place, Ste. 300 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Troy G. Gifford, a single man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert A. Hamilton and ~~Jennifer Strang~~ Jennifer R Strang, Tenants in Common with rights of survivorship, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A STAKE IN THE CENTER OF KNIPFER ROAD AT THE NORTHWEST CORNER OF TRACT NO. 1 OF THE SHORT PROPERTY BEING IN THE EASTERLY BOUNDARY LINE OF THE CARL MOORE PROPERTY; THENCE SOUTH 86 DEG. EAST 225.0 FEET TO AN IRON PIN; THENCE NORTH 4 DEG. EAST 113.0 FEET TO AN IRON PIN; THENCE SOUTH 86 DEG. EAST 475.0 FEET TO AN IRON PIN; THENCE NORTH 4 DEG. 49' EAST 177.71FEET TO AN IRON PIN; THENCE NORTH 86 DEG. WEST 650 FEET TO AN IRON PIN; THENCE SOUTH 4 DEG. WEST 172.0 FEET TO AN IRON PIN; THENCE NORTH 86 DEG. WEST 61.0 FEET TO AN IRON PIN; THENCE SOUTH 0 DEG. 05' EAST 119.0 FEET TO THE POINT OF BEGINNING, CONTAINING 3.1 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TROY G. GIFFORD AND WIFE, KARYN L. GIFFORD BY WARRANTY DEED FROM RICKY W. SLOAN AND WIFE, ELIZABETH A. SLOAN, OF RECORD AT BOOK 11372, PAGE 405; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO TROY G. GIFFORD, BY QUITCLAIM DEED FROM KARYN L. GIFFORD OF RECORD NO. 20160811-0083556, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.TROY G. GIFFORD AND KARYN L. GIFFORD HAVE SINCE DIVORCED, AS PURSUANT TO THE FINAL DECREE OF DIVORCE IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE IN DOCKET NO.14D-2704. THE SAID TROY G. GIFFORD AS SET OUT ON THE PRIOR DEED BEING THE SAME PERSON IDENTIFIED AS TROY GLENN GIFFORD IN THE DIVORCE DECREE, AND THE SAID KARYN L. GIFFORD AS SET OUT ONTHE PRIOR DEED BEING THE SAME PERSON IDENTIFIED AS KARYN LEIGH GIFFORD IN THE DIVORCE DECREE.

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

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

unimproved ( )
This is improved (X) property, known as 4188 Knipfer Road, Joelton, TN 37080
(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, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include

WARRANTY DEED
(Continued)

the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of April, 2018.

Troy G. Gifford

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy G. Gifford, a single 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 4th day of April, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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