WARRANTY DEED

Bill Garrett Davidson County
Batch# 102395 **DEEDWARR**
06/08/2018 11:06:59 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20180608-0055225

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/2/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Maurice Davis Brenda Gail Davis	New Owner	064030c00300co
(NAME)	(NAME)	
608 Ward Cir.	∩	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	∩	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen R. Josleyn** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donald Maurice Davis and Brenda Gail Davis, husband and wife,** hereinafter called the GRANTEES, their heirs 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. 302 on the Plan of Brandywine Pointe Subdivision Section 2 Phase One of record in Plat Book 7900, Page 165 as revised in Book 7900, Page 172, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stephen R. Josleyn and wife, Phyllis E. Josleyn from Fred E. McDaniel, Jr. and Teresa M. McDaniel by Warranty Deed of record in Book 11423, Page 648, Register's Office for Davidson County, Tennessee. Phyllis E. Josleyn having since died.

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

unimproved ☐

This is Improved ☑ property, known as 608 Ward Cir., Old Hickory, TN 37138
(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 the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 5th day of June, 2018.

Stephen R. Josleyn

State of Tennessee
County of Gibson

Personally appeared before me Stephen R. Josleyn, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of June, 2018.

Notary Public
My Commission Expires:

File No.: 13123

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022