RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180622

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 146496 **DEEDWARR**
09/28/2018 02:27:31 PM 2 pgs
Fees: $13.00 Taxes: $776.63

20180928-0096494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of September, 2018.

NOTARY PUBLIC

My commission expires: 12-4-18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel P. Felton 1402 Bryan Street Old Hickory, TN 37138	Same address as new owner	053 02 0 047.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Nine Thousand Nine Hundred and 00/100 Dollars ($209,900.00), 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, **JASON BLAIS AND LIZ BLAIS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL P. FELTON, an unmarried man and JOHN FELTON and MARGARET FELTON, husband and wife**, all as joint tenants with right of survivorship, hereinafter called the Grantee(s), 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 Lot No. 279 on the Plan of Section C-1, Village of Old Hickory, as of record in Book 1424, Page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Jason Blais and Liz Blais by warranty deed from Kenneth Duke, unmarried, dated February 20, 2018 and recorded at Instrument No. 201803070021482, Register's Office for Davidson County, Tennessee.

Being that same property conveyed to Larry K. Duke and wife, Joan R. Duke by deed from Aaron Pendley and wife, Luellen Pendley, dated July 26, 1968 and recorded in Book 4259, Page 268, said Register's Office. Joan R. Duke having since died, leaving Larry K. Duke as the surviving tenant by the entirety. Further being the same property conveyed to Kenneth Duke, by deed quit claim deed from Larry K. Duke, retaining a life estate, dated June 3, 2005 and recorded in Instrument No. 2005 06130067100, said Register's Office. Previously a portion of the same property conveyed to Cynthia Duke Brewington by quit claim deed from Larry K. Duke, retaining a life estate, dated July 21,

2004 and recorded at Instrument No. 200408030092704, said Register's Office. Larry K. Duke having since died. Previously being that same property conveyed to Kenneth Duke, unmarried by Quit Claim Deed from Cynthia Brewington, aka Cynthia Duke Brewington, dated January 30, 2018, said Register's Office.

The address of the herein described property is believed to be 1402 Bryan Street, Old Hickory, TN 37138, 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), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they 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 are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of September, 2018.

by attorney-in-fact, Liz Blais

JASON BLAIS
BY ATTORNEY-IN-FACT, LIZ BLAIS

LIZ BLAIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Liz Blais, 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, for herself and on behalf of Jason Blais, as his attorney-in-fact, and that she executed the same as her free act and deed, and as the free act and deed of Jason Blais, as his attorney-in-fact.

WITNESS my hand and seal, this the 21st day of September, 2018.

SARAH E. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Sarah E Simmons
Printed Notary Name

My commission expires: 12-4-18