Karen Y Johnson Davidson County
Batch# 155077 DEEDWARR
10/30/2018 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20181030-0107299

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181171

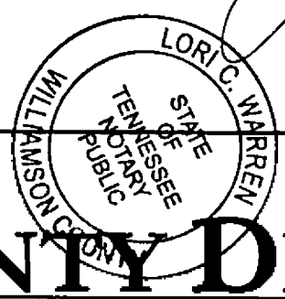
After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$295,000.00** which is equal to or greater than the amount the Premises would command at fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of October, 2018.

Notary Public
My Commission Expires: 4/13/22



WARRANTY DEED

THIS INDENTURE, made this 26th day of October, 2018, among:

MARTIN KERRY DYE AND PHYLLIS LEA DYE, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

STEPHANIE DENISE FLETCHER, unmarried

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Lake Park, Section One of record in Plat Book 4175, Page 134 and 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martin Kerry Dye and Phyllis Lea Dye, husband and wife by Warranty deed from The Estate of Bobby Eugene Jones by the Devisees, Robin Kay Epperson, Stephen Eugene Jones and Roger Scott Jones of record in Instrument No. 20160705-0068477 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on July 05, 2016.

Being also known as 4086 Lake Parkway Hermitage, Tennessee 37076.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Martin Kerry Dye

Martin Kerry Dye

Phyllis Lea Dye

Phyllis Lea Dye

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Martin Kerry Dye and Phyllis Lea Dye, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of October, 2018.

Notary Public
My Commission Expires:____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Stephanie Denise Fletcher
Address: 4086 Lake Parkway
City, State, Zip: Hermitage, TN 37076

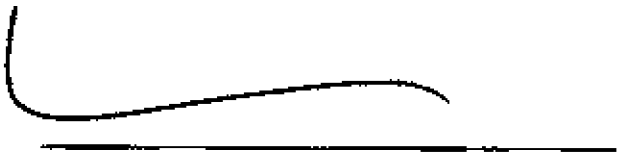
Responsible Party For Taxes:

Name: Stephanie Denise Fletcher
Address: 4086 Lake Parkway
City, State, Zip: Hermitage, TN 37076

Tax ID: 098-01-0-022.00

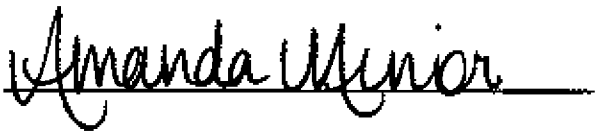
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

