Karen Y Johnson Davidson County
Batch# 163050 DEEDWARR
11/20/2018 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $710.40
20181120-0114387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 08/30/2021

(AFFIX SEAL)

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 NUMBERS
Michael Davis, Single man	Mortgage Research Center (NAME)	
808 Gina Brooke Court (ADDRESS)	P.O. Box 1316 (ADDRESS)	087-13-0-021.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133 (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 Robert A. Button and Judith E. Daniel, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Davis, Single man, 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, BEING LOT(S) 151, AS SHOWN ON THE MAP ENTITLED VALLEY BROOKE, OF RECORD IN PLAT BOOK 5800, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT A. BUTTON AND JUDITH E. DANIEL, HUSBAND AND WIFE, BY WARRANTY DEED FROM MELVIN RIPPLINGER AND JULIA RIPPLINGER, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20170316-0025890, IN REGISTER'S OFFICE PF DAVIDSON COUNTY, TENNESSEE.

WILLIAM FRED SCOTT EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ROBERT A. BUTTON, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT 20181200114385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WILLIAM FRED SCOTT EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JUDITH E. DANIEL, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT 20181200114386, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE SUBJECT TO PROPERTY TAXES FOR 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 808 Gina Brooke Court, Hermitage, TN 37076
(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 hand(s) this 16th day of November, 2018.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 16th day of November, 2018.

Robert A. Button by William Fred Scott, Attorney-in-Fact

Robert A. Button by William Fred Scott,
Attorney-in-Fact

Judith E. Daniel by William Fred Scott, Attorney-in-Fact

Judith E. Daniel by William Fred Scott,
Attorney-in-Fact

State of Tennessee
County of Davidson

On this 16th day of November, 2018, before me, a Notary Public, in and for said County and State, personally appeared William Fred Scott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert A. Button, acknowledged that such persons executed the same as the free act and deed of the said Robert A. Button.

Witness my hand and official seal, this the 16th day of November, 2018.

Notary Public

My commission expires: 1/29/2020

(Seal)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

State of Tennessee
County of Davidson

On this 16th day of November, 2018, before me, a Notary Public, in and for said County and State, personally appeared William Fred Scott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Judith E. Daniel, husband and wife, acknowledged that such persons executed the same as the free act and deed of the said Judith E. Daniel.

Witness my hand and official seal, this the 16th day of November, 2018.

Notary Public

My commission expires: 1/29/2020

(Seal)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

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

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019