**NEW OWNER:**

**JEFFREY W. VALLETT**
**100 KENNETT ROAD**
**OLD HICKORY, TN 37138**

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 18-1722**

**Map 54**
**Group 10**
**Parcel 4.00**

**Space for Recorder's stamp**

Karen Y Johnson Davidson County
Batch# 167692 **DEEDWARR**
11/28/2018 10:15:25 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20181128-0115927

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Three Hundred Thousand and 00/100 Dollars ($1,300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GINA M. TISDALE, f/k/a Gina M. Vallett,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JEFFREY W. VALLETT**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 135 on the Plan of Brandywine Farms, Section IV, as shown on the plat of the same of record in Plat Book 3700, Page 108, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property, and being further described as follows:

BEGINNING at a point in the northwesterly margin of Kennett Road, common corner of Lot Nos. 134 and 135; thence with line between said two lots North 71 deg. 42 min. West, 283.1 feet; thence North 2 deg. 18 min. East 132.00 feet; thence North 60 deg. 59 min. East 150.8 feet and North 87 deg. 20 min. East, 12.0 feet; thence with line between Lot Nos. 135 and 136 South 35 deg. 24 min. East 282.4 feet to a point in the northwesterly margin of Kennett Road; southwesterly with the curve of said margin 80.0 feet to the point of beginning.

Being the same property conveyed to GINA M. VALLETT by Quitclaim Deed from Jeffrey W. Vallett, dated December 20, 2002, and of record in Instrument No. 20021220-0157745, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Jeffrey W.

Vallett and wife, Gina C. Vallett by General Warranty Deed from Mary Jean Vallett, dated May 1, 1997, and of record in Book 10437, Page 342, Register's Office for Davidson County, Tennessee. Gina M. Vallett is now known as Gina M. Tisdale.

Gina M. Vallett, Gina C. Vallett, and Gina M. Tisdale are all one and the same person.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **100 KENNETT ROAD, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3700, Page 108, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 20th day of November, 2018.

Gina M. Tisdale

GINA M. TISDALE, f/k/a Gina M. Vallett

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GINA M. TISDALE, f/k/a Gina M. Vallett**, 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.

WITNESS my hand and official seal at office this 20th day of November, 2018.

NOTARY PUBLIC

My commission expires: 10/29/19

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The actual consideration or value, whichever is greater, for this transfer is **$1,300,000.00** .

Debbie A. Durham
AFFIANT

Sworn to and subscribed to before me this 20th day of November, 2018.

NOTARY PUBLIC

My commission expires: 10/29/19