WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

File No. TE0004751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D. Daniel and Kristi McIntyre	Citizens Bank	063-12-0-36.00
(NAME)	(NAME)	
4451 S. TRACE BLVD	6100 Tower Circle	
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN, 37138	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 172210 DEEDWARR
12/10/2018 10:39:12 AM 2 pgs
Fees: $13.00 Taxes: $882.82

20181210-0119947

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Irene E. Advey, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen D. Daniel and Kristi McIntyre,** & , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: & both unmarried

Lot 41, SOUTHFORK, SECTION TWO, as shown on plat of record in Plat Book 6250, Page 386, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Irene E. Advey, an unmarried woman, by Warranty Deed from William Ellis and Marilyn C. Ellis, husband and wife, of record in Instrument No. 20100528-0041342, in the Register's Office of Davidson County, Tennessee, dated May 27, 2010 and recorded May 28, 2010.

Power of Attorney previously recorded in The Register of Deeds Office for Rutherford County, Tennessee in Book 1067 Page 3163.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4451 S. TRACE BLVD, 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 hand this 7th day of December, 2018.

Irene E Advey by Joanne L Advey, Attorney in Fact

Irene E. Advey by Joanne L. Advey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Joanne L. Advey known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Irene E. Advey, and who acknowledged that she executed the same as the free act and deed of the said Irene E. Advey, by virtue of a Power of Attorney, duly executed and appearing of record in Book 1067, page 3163, In the Register's Office for Rutherford County Tennessee.

Witness my hand this 7th day of December, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Julie Garside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206