This instrument prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 18th day of JANUARY, 2019.

Notary Public
My commission expires: 11/08/22

Karen Johnson Davidson County
Batch# 186120 DEEDWARR
01/18/2019 01:51:53 PM 2 pgs
Fees: $13.00 Taxes: $621.60

20190118-0005483

Address of New Owner:	Send Tax Bills to:	Tax Information
DAKOTA TINCH 712 RACHELS TRAIL HERMITAGE, TN 37076	NEW OWNER	075-07-0-264.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM DAVID VOYLES AND WIFE, ROBBIN L. VOYLES,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to **DAKOTA TINCH, UNMARRIED MAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 39B, ZONE LOT DIVISION, LOT NOS. 23-25, 27, 29, 30-34, 36-43, 45, 46, AND 48, RACHEL'S SQUARE, SECTION, TWO, OF RECORD IN PLAT BOOK 6250, PAGE 540, AMENDING PLAT BOOK 5200, PAGE 623, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM DAVID VOYLES BY WARRANTY DEED FROM BONNIE VOYLES DATED APRIL 23, 2007, RECORDED APRIL 24, 2007, OF RECORD IN BOOK 1244, PAGE 349, WILSON COUNTY REGISTER OF DEEDS, AND FURTHER BEING DESCRIBED IN AFFIDAVIT OF FACT OF RECORD IN INSTRUMENT 2007119-0132385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED DATED APRIL 13, 2010, RECORDED APRIL 20, 2010, IN INSTRUMENT NO. 20100420-0029631, WILLIAM DAVID VOYLES CONVEYED SUBJECT PROPERTY TO WILLIAM DAVID VOYLES AND WIFE, ROBBIN L. VOYLES.

This is improved property known as 712 RACHELS TRAIL, HERMITAGE, TN 37076.

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, successors and assigns,

forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18 day of January, 2019.

WILLIAM DAVID VOYLES

ROBBIN L. VOYLES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, WILLIAM DAVID VOYLES AND ROBBIN L. VOYLES, 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 in HERMITAGE, TENNESSEE, this 18 day of JANUARY, 2019.

BRIAN PAYNE, Notary Public

My Commission expires: 11/08/22 (seal)

