WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

James W. Dillard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danny C. Roark	Danny C. Roark	053-08-0-038.00
(NAME)	(NAME)	
6357 Corinth Road	6357 Corinth Road	053-08-0-039.00
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	053-08-0-040.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Steven M. Minton and wife, Elaine Minton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Danny C. Roark and James W. Dillard**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract No. 1 - Being Part of Lot No. 5, Block 2 (erroneously shown as Block 7 in previous Deed), Dabbs & Elliott Subdivision, Old Hickory, Tennessee, as shown on a plan of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said part of Lot No. 5 fronts 50 feet on the southerly side of Elliott Avenue and runs back between parallel lines, 60 feet to a dead line and measures 50 feet thereon.

Tract No. 2 - Being the westerly 25 feet of the northerly 60.4 feet of Lot No. 6, Block 2, Dabbs & Elliott Subdivision, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said part of said Lot fronts 25 feet on the southerly side of Elliott Street and extends back between parallel lines and along the line between lots 5 and 6, 60.4 feet to a dead line on which it measures 25 feet.

Tract No. 3 - Being the easterly 60 feet of Lot No. 4, Block 2, of the Dabbs & Elliott Subdivision, as shown on a map recorded in Book 547, page 97 (erroneously shown as Book 546 in previous Deed), Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said part of said lot fronts 44 feet on the west side of Elliott Avenue and runs back between Parallel lines 60 feet to a dead line in the rear.

Tract No. 4 - Land in Davidson County, Tennessee, being a part of Lot No. 6, Block 2, Dabbs & Elliott Subdivision and more particularly described, to-wit:

Karen Johnson Davidson County
Batch# 217143 DEEDWARR
04/12/2019 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20190412-0033735
201904120033735

Beginning at the point of intersection of 24th Street and Elliott Street being the northeast corner of this tract, also the northeast corner of a building lying on this tract; thence south 40° 45' west 60.4 feet; thence north 49° 14' west 25.38 feet (this line being the north space of a building owned by Cain; thence north 40° 45' east 60.4 feet with the east line of Lyell's Property to a point in the right of way line of Elliott Street being .38 feet northwest of a corner of a building sitting on herein described property; thence south 49° 14' east 25.38 feet to the point of beginning, and being a part of the Dabbs and Elliott Subdivision as of record in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Steven M. Minton et ux Elaine Minton by Installment Deed dated 07/20/1979 from Charles Minchey et ux Helen L. Minchey of record in Book 5470, Page 900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters as set forth per Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved [X] property, known as 2208, 2210, 2212 Elliott Drive, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 12th day of April, 2019.

Steven M. Minton

Elaine Minton

State of Tennessee
County of Wilson

Personally appeared before me Steven M. Minton and Elaine Minton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2019.

Notary Public Tracey Trumphour
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Lissa Groom
Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY