Karen Johnson Davidson County
Batch# 265476 DEEDWARR
08/02/2019 09:17:30 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20190802-0076442

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $320,000.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2019.

Notary Public
My commission expires: 8/1/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Trey W. Dockery 6757 Autumn Oaks Drive Brentwood, TN 37027	Bartlett Mtg. 2860 State Village Cove Bartlett, TN 38134	181-10-0A 040.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TYLER J. FLATT AND CAROLINE FLATT F/K/A CAROLINE BOLLINGER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TREY W. DOCKERY AND DEBORAH W. DOCKERY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 201 on the Plan of First Revision Final Plat Phase Two, Autumn Oaks Subdivision of record in Plat Book 11700, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tyler J. Flatt and Caroline Bollinger, as joint tenants with right of survivorship, by deed from Leslie Ann Lacey and Michael Allen Lacey, dated 08/25/2016, of record in Instrument No. 20160907-0093781, said Register's Office.

The said Caroline Bollinger and Caroline Flatt are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6757 Autumn Oaks Drive, Brentwood, TN 37027.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30 day of July, 2019.

Tyler J. Flatt

Caroline Flatt f/k/a Caroline Bollinger

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tyler J. Flatt and Caroline Flatt f/k/a Caroline Bollinger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of July, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 10/14/2020

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY