Karen Johnson Davidson County
Batch# 284672 DEEDWARR
09/12/2019 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20190912-0092448

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1759TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of September, 2019.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mark Bolton and Kelly Coughlin 6217 Lickton Pike Goodlettsville, TN 37072	Homepoint Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	017 00 0 121.00

WARRANTY DEED

FOR AND IN 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, WE, **Stephanie Miller, a married woman**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Bolton, an unmarried man and Kelly Coughlin, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 6217 Lickton Pike Goodlettsville, TN 37072, County of Davidson to wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point, in the center of Lower Walker Creek Road; thence with the center of Lower Walker Creek Road, north 37 degrees 30 minutes 00 seconds east 243.00 feet to the center of Lickton Pike; thence north 85 degrees 00 minutes 00 seconds west 272.00 feet; thence south 78 degrees 45 minutes 00 seconds west 235.00 feet; thence south 35 degrees 15 minutes 00 seconds west 357.10 feet; thence north 86 degrees 00 minutes 00 seconds west 257.00 feet; thence north 67 degrees 30 minutes 00 seconds west 145.00 feet; thence north 55 degrees 45 minutes 00 second west 42.00 feet to the point of beginning containing 3.04 acres more or less.

Being the same property conveyed to Stephanie Miller, an unmarried woman, by deed from Elizabeth A. Tingle a/k/a Elizabeth Tingle, an unmarried woman, dated 10/30/2013 filed and recorded 11/12/2013 of record as Instrument No. 20131112-0116416, said Register's Office.

Tax Map and Parcel ID is as follows 017 00 0 121.00

The said Joseph Sanes spouse of grantor joins in this execution of this instrument for the purpose of conveying his marital interest in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 6217 Lickton Pike, Goodlettsville, TN 37072

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 unemcumbered, 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 9th day of September, 2019.

Stephanie Miller

Joseph Sanes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2019, before me personally appeared **Stephanie Miller**, **Joseph Sanes** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 9th day of September, 2019.

Notary Public

Commission Expiration: 10/23/2019

TINA KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

LTE File No.: 19-1759TN

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022