Karen Johnson Davidson County
Batch# 441587 DEEDWARR
07/21/2020 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20200721-0079981

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $700,000.00.

Affiant

Subscribed and sworn before me this the 20th day of July, 2020.

Notary Public
My commission expires: 1-3-23

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Dalton Mills | New owners | 174-00-0 179.00 |
| 3354 Old Franklin Road | | |
| Antioch, TN 37013 | | |

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, **BRIAN WAYNE DENSMORE AND MELODY JOY DENSMORE, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DALTON MILLS AND ABBY BRAY, HUSBAND AND WIFE**, 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:

A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the property as recorded in Deed Book 5789, Page 576, in the Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows: Beginning at a point, said point being North 82 degrees 37 minutes 00 seconds West a distance of 275.19 feet from the Southwest corner of the Phillip L. Taylor Property as recorded In Deed Book 7656, Page 904, of the Register's Office of Davidson County, Tennessee; thence North 82 degrees 37 minutes 00 seconds West a distance of 150.00 feet to a point; thence South 09 degrees 23 minutes 00 seconds West a distance of 121.70 feet to a point; thence North 67 degrees 09 minutes 00 seconds West a distance of 218.62 feet to a point; thence North 82 degrees 07 minutes 00 seconds West a distance of 103.58 feet to a point; thence North 57 degrees 06 minutes 00 seconds West a distance of 191.85 feet to a point; thence South 89 degrees 29 minutes 00 seconds West a distance of 191.16 feet to a point; thence North 65 degrees 43 minutes 00 seconds West a distance of 90.00 feet to a point; thence North 74 degrees 35 minutes 05 seconds East a distance of 994.85 feet to a point; thence South 07 degrees 23 minutes 00 seconds West a distance of 405.61 feet to the point of beginning and containing 5.124 acres of land, more or less.

Being the same property conveyed to Brian Wayne Densmore and Melody Joy Densmore, husband and wife, by deed from John Woodason and Janna Woodason, husband and wife, dated 07/08/2016, of record in Instrument No. 20160711-0070686, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3354 Old Franklin Road, Antioch, TN 37013.

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 20th day of July, 2020.

Brian Wayne Densmore

Melody Joy Densmore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian Wayne Densmore and Melody Joy Densmore, 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 20th day of July, 2020.

My commission expires: 9-6-22

Notary Public

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)