Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

ESG1

Name and Address of New Owner:
William Middleton and Linda Middleton
90 Lake Drive
Lebanon TN 37087

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 619557 DEEDWARR
04/21/2021 10:02:22 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20210421-0053194

Map & Parcel No: 075-12-0-028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Phillip D. Stafford and Diane Stafford**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Middleton and Linda Middleton, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 360 on the Plan of Highlands of Tulip Grove, Section 3. as of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more parlicular description.

Being the same property conveyed to Phillip D. Stafford and wife, Diane Stafford by Deed dated March 6, 2015 from J. Kent Grizzard and wife, Dianne Grizzard, aka Diane Grizzard, recorded March 9, 2015, in Instrument Number 20150309-0020041, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of April, 2021.

_____ (SEAL)
Phillip D. Stafford

_____ (SEAL)
Diane Stafford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of April, 2021, before me personally appeared Phillip D. Stafford and Diane Stafford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2021.

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 3/17/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $284,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William Middleton
(Affiant)

Sworn to and subscribed before me this
15th day of April, 2021.

Notary Public
My commission expires:
File No. 2021-215

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024