WARRANTY DEED

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$99,000.00~~ 99,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~November 30, 2009.~~ 6-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc, 1181 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Crabtree	Owner	34-13/265.00
(NAME)	(NAME)	
514 Macfie Court		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,Judy N. Barnard, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl Crabtree, 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:

Land in Davidson County, Tennessee, being Lot No. 182-A, on the plan of Cedar Bluff, Phase 1, as shown on Plat of record in Plat Book 5200, page 610, as amended in Book 6250, pages 836 & 837, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made of a more particular description.

Being the same property conveyed to Judy N. Barnard, a single woman, by Warranty Deed from Clara M. Stevens, a married woman, dated October 28, 2004, of record as Instrument Number 20041108-0134298, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and paid by the seller herein.

unimproved ☐
This is improved ☒ property, known as 514 Macfie Court, Madison, TN 37115
(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 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 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 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.

Davidson County DEEDWARR
Recvd: 09/01/06 10:30 2 pgs
Fees:13.00 Taxes:366.30
20060901-0108239

Witness my hand this 31st day of August, 2006.

Judy N. Barnard

Judy N. Barnard

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, personally appeared, Judy N. Barnard, a single woman who are known to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8/31/2006

Commission expires: November 30, 2009

Janelle J. McGuire Notary Public

JANELLE J. McGUIRE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY