(1)

File No. 261101143

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Rhonda Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF ~~NOVEMBER~~ December, 2006.

Bertie Jo Whitaker
Notary Public

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 12/05/06 11:48 2 pgs
Fees:13.00 Taxes:344.10
20061205-0149930

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Gabriel Minton	New South Federal	05201002200
(NAME) 153 Harrington Avenue	(NAME) PO Box 986	
(ADDRESS) Madison, TN 37115	(ADDRESS) Newark NJ 07184	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bridget D. Candler, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Gabriel Minton, married**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 all of Lot No. 37, on the Plan of Madison Realty Company's Subdivision, as shown by plat appearing of record in Plat Book 547, Page 164, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Bridget D. Candler, unmarried by Warranty Deed dated August 29, 1996, from Aubrey Hiam of record in Book 10172, Page 846, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 153 Harrington Avenue, 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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 1 day of December, 2006.

Bridget D Candler
Bridget D. Candler

STATE OF Washington
COUNTY OF Skagit

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named BRIDGET D. CANDLER, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that SHE executed the within instrument for the purposes therein contained.

Witness my hand at Sedro Woolley WA, this 1 day of December, 2006.

Commission expires: 1/12/09

Helen E. Ovenell
Notary Public

HELEN E OVENELL NOTARY PUBLIC STATE OF WASHINGTON COMM. EXP. JANUARY 12, 2009

File Number: 261101143
RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072