File No. 90866

WARRANTY DEED

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans: T20090064494 DEEDWARR
Recvd: 09/21/09 15:38 2 pgs
Fees: 13.00 Taxes: 101.75

20090921-0087981

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7.3.2012

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Hallum	Same as new owner	04313023200
(NAME)	(NAME)	
904 Weeping Willow Rd		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, J. Lee Davenport Jr. and Cornelia Ruth Davenport, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Hallum, 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:

Being Lot No. 23 in Block H on the plan of Forest Park Subdivision, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 23 in Block H fronts 50 feet on the north side of Elm Street and runs back northerly between parallel lines 200 feet to a dead line.

Being the same property conveyed to J. Lee Davenport Jr. and Cornelia Ruth Davenport by deed from Candace Renee Davenport, Clayton Robert Davenport, Scotty Stevens Hudgens, Victoria R. Holder and Angela Eda Masters, dated July 17, 2009 and recorded on _____ in Instrument No. 20090921-0087988, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 417 Elm Street, 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.

File No. 90866
Witness our hands this 15th day of September, 2009.

J. Lee Davenport Jr.

Cornelia Ruth Davenport

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Lee Davenport Jr. and Cornelia Ruth Davenport, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2009.

Commission expires: 9-3-2012

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July

Notary Public