WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110038434 DEEDWARR
Recvd: 06/28/11 08:48 2 pgs
Fees:13.00 Taxes:185.00
20110628-0049166

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-29-13

(AFFIX SEAL)

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frankie Matthews	NEW OWNER	04306005700
(NAME)	(NAME)	
302 Shepherd Hills Drive		
(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, I, Donna Sue Craig, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frankie Matthews and Mickey Matthews, 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. 78, on the Plan of Madison Park, Section II, of record in Plat Book 3106, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

SAID Lot No. 78 fronts 70 feet on the northerly margin of Roosevelt Drive; thence from said point and running northerly 135 feet on the common line between Lots Nos. 77 and 78 to a point; thence again from said margin on Roosevelt Drive, running northerly 139.13 feet on the common line between Lots Nos. 78 and 79 to a point on which it measures 86.94 feet.

Being the same property conveyed to Donna Sue Craig by deeds of record in Book 4561, Page 384 and in Book 8926, Page 84 and by Divorce Decree of record in Book 5160, Page 787, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3459, Page 406 and in Book 3460, Page 337, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 3106, Page 141, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 621 Roosevelt 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 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.

Witness my hand this 27th day of June, 2011.

Donna Sue Craig

Donna Sue Craig

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 27th day of June, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donna Sue Craig**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-29-13

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public,