WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120012504 DEEDWARR
Recvd: 02/21/12 12:18 2 pgs
Fees:13.00 Taxes:277.13
20120221-0014717

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/27/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1529 Hunt Club Blvd, Suite 400, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Abbott		04215004400
(NAME) 203 West Marthona Rd.	(NAME) Same As New Owner	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, **Dorothy J Scheller**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Abbott Sales, Inc./John Abbott**, hereinafter called the GRANTEE(S), their heirs and/or 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. 1 on the Plan of Resubdivision of Lots 56 & 64 (Lots 56-64), Block "B", Marthonna, as of record in Plat Book 8250, page 49, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to Dorothy J. Scheller by Deed from Alice M. Birk, widow, dated 10/02/1991 and filed for record on 10/07/1991 in Book 8459, Page 228, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) All matters on the Plat of record in Plat Book 8250, Page 49, said Register's Office; (2) Easement of record in Book 5593, Page 537, said Register's Office.

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 203 W Marthona Road, 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), their heirs and/or 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), their heirs and/or 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 16th day of February, 2012.

Dorothy J Scheller

State of TEXAS
County of Travis

Personally appeared before me Dorothy J Scheller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~16~~ 15th day of February, 2012.

Julie L. Maxwell
Notary Public
My Commission Expires: 11/18/2013

JULIE L. MAXWELL
Notary Public, State of Texas
My Commission Expires
11/18/2013

RETURN TO:
Stewart Title Company Tennessee Division
1529 Hunt Club Blvd, Suite 400
Gallatin, TN 37066