WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120028951 DEEDWARR
Recvd: 04/20/12 10:46 2 pgs
Fees: 13.00 Taxes: 769.60
20120420-0033933

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2012.

Tammy Morris
Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bradley D. McGahuey	Century Lending	05211005300
(NAME)	(NAME)	
1108 Berwick Trail	9931 Corporate Campus #1200	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Louisville KY 40223	
(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, we, **Christopher F. Hennessee and wife Rachael Hennessee** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bradley D. McGauhuey, a single mand and Lisa M. Bridges, a single woman, with rights of survivorship** , 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 of the Resubdivision of Lot 4 of The Madison Heights, Section Three, of record in Instrument No. 200406300077789, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Christopher F. Hennessee, unmarried by Deed from Barry L. Parrish, unmarried, dated 09/30/2004 and filed for record on 10/05/2004 in Instrument 200410050119529, Register's Office for Davidson County, Tennessee. The said Christopher F. Hennessee having since married.

Rachael Hennessee joins in this conveyance to convey any and all rights she may have in this property.

All matters as set forth per Instrument 200406300077789, said Register's Office.

Warranty Deed of Flowage Easement of record in Book 2247, Page 31, said Register's Office.

Declaration of Taking of record in Book 2337, Page 367, 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 1108 Berwick Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-7506
SMG TN Warranty Deed

unimproved ☐

This is improved ☑ property, known as 1108 Berwick Trail, 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 12 day of April, 2012.

Christopher F. Hennessee

Rachael Hennessee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher F. Hennessee and wife, Rachael Hnnessee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of April, 2012.

Notary Public
My Commission Expires: 8-3-15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122