WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120078502 DEEDWARR
Recvd: 10/16/12 10:35 2 pgs
Fees:13.00 Taxes:492.10
20121016-0094722

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R. ROSTGER NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-21-2013

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
Shawn Sweeney	New Owner	04211004700
(NAME)	(NAME)	
104 Diane Court		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Estate of Villa L. Willis, Larry G. Willis, Executor**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Shawn Sweeney and Tiffany Sweeney, husband and wife**, 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. 12 on the Map of Haven Acres, Section One, as of record in Plat Book 2331, page 89, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Villa L. Willis by Deed from Emeline W. Hale, dated 04/17/1989 and filed for record on 04/24/1989 in Book 7823, Page 498, Register's Office for Davidson County, Tennessee.
Villa L. Willis is not deceased DOD 2/25/2012, and said estate probated in Davidson County, Tennessee, Docket # 12P-669. Larry G. Willis having been appointed executor.

All matters as set forth per Plat Book 2331, Page 89, said Register's Office.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 104 Diane Court, 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 11th day of October, 2012.

ESTATE OF VILLA L. WILLIS

Larry G. Willis, Executor

Larry G. Willis
Executor

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Larry G. Willis with whom I am personally acquainted and who upon oath acknowledged himself to be the Executor of the Estate of Villa L. Willis the within named bargainer, and that, Larry G. Willis as such Executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Villa L. Willis by Larry G. Willis as such Executor.

Witness my hand and Official seal this 11th day of October, 2012.

Marilyn C. Newman

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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