ADDRESS NEW OWNERS and
SEND TAX BILLS:

Alice Fay Benson Weaver
105 Blueberry Point
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
42 - 16 - 180
No Title Search

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **GEORGIA EVERETT**, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **ALICE FAY BENSON WEAVER**, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Everett and Wachter Lots, of record in Book 8250, Page 330, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING part of the same property conveyed Georgia Everett by deeds of record Book 4687, Page 921 and Book 9308, Page 487, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 223 Woodruff Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 18 day of December, 2012.

BILL GARRETT, Davidson County
Trans:T20120097132 DEEDWARR
Recvd: 12/19/12 14:26 2 pgs
Fees:13.00 Taxes:314.50
20121219-0117060

Georgia Everett
GEORGIA EVERETT

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, GEORGIA EVERETT, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

Jay Benson Wiseman
AFFIANT

Subscribed to and sworn before me, this the 18 day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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