WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130037637 DEEDWARR
Recvd: 05/06/13 13:42 2 pgs
Fees:13.00 Taxes:188.70

20130506-0045604

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-21-13

(AFFIX SEAL)

DIXIE SEAGRAVES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

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 A. Matthews	NEW OWNER	Map & Parcel 04302008900
(NAME)	(NAME)	
302 Shepherd Hills Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 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, George Brandt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frankie A. 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. 68, on the Plan of Farview, Section III, of record in Plat Book 3700, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 68 fronts 85 feet on the westerly side of May Drive, and extends back 160 feet on the southerly line and 121.8 feet on the northerly line, to a dead line in the rear on which it measures 93.2 feet thereon.

Being the same property conveyed to George Brandt by deed from Les Lazarus of record in Instrument 20130502-0044255, 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 4114, Page 452, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 3700, Page 113, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 709 May Drive, 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 2nd day of May, 2013.

George Brandt

STATE OF TENNESSEE

COUNTY OF Robertson

On this 2nd day of May, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George Brandt**, 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 he executed the same as his free act and deed.

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

My Commission Expires:
10-21-13

Notary Public,

DIXIE SEAGRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER