ADDRESS NEW OWNERS and
SEND TAX BILLS:

TOM P. VEST, JR.
101 Stonewall Drive
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130066404 DEEDWARR
Recvd: 08/02/13 13:41 2 pgs
Fees:13.00 Taxes:259.00
20130802-0081023

MAP PARCEL NUMBER:
52 - 9 - 78

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, **DOLORES J. WILLIAMS and husband, THOMAS D. WILLIAMS,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **TOM P. VEST, JR.,** hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

> Located in Davidson County, Tennessee, being Lot 2-A on the Final Plat, Re-Subdivision of Lots 2 and 3, Montague Park, as shown on Plat of record in Instrument No. 20040528-0063053, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Dolores J. Williams and husband, Thomas D. Williams, by deed recorded April 15, 2005 in Instrument No. 20050415-0042290, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 401 Grapevine Avenue, 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, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are 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.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

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

Executed on this 31 day of July, 2013.

DOLORES J. WILLIAMS

THOMAS D. WILLIAMS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, DOLORES J. WILLIAMS and husband, THOMAS D. WILLIAMS, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31 day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 6/26/17

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 $70,000.00.

AFFIANT

Subscribed to and sworn before me, this the 31 day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 6/26/17

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

TIMOTHY D. FERGUSON
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