WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130099589 DEEDWARR
Recvd: 11/25/13 10:08 2 pgs
Fees:13.00 Taxes:1554.00
20131125-0120781

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe L. Dudney	New Owner	
(NAME) 720 Baxter Ln.	(NAME)	160-7-2
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, WE, **JAMES K. CHADWELL AND WIFE, ELLA F. CHADWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOE L. DUDNEY, UNMARRIED AND LINDA DUDNEY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being the westerly 178 feet of the easterly 267.4 feet of Lot No. 3 on the Plan of the Subdivision of the Baxter 110 acre tract of land east of Franklin Road, not of record described according to a survey made by Z. J. Wilkinson, Surveyor, July 27, 1954, as follows:

Beginning at a point in the center of Baxter Lane at the southwest corner of a part of Lot No. 3 conveyed to Frank Feinstein and wife by deed from John L. Mills and wife of record in Book 2294, page 126, Register's Office for Davidson County, Tennessee; thence with the center of said Lane, westwardly 178 feet to the southeast corner of a part of Lot No. 3 conveyed to Jesse 0. Hooper and wife by deed from John L. Mills and wife of record in Book 2089, page 559, said Register's Office; thence with the eastern boundary line of said Hooper property, northwardly 488.8 feet to Hooper's northeast corner; thence south 85 deg. east 178 feet to Feinstein's northwest corner; thence with the western boundary line of said Feinstein's property southwardly 488.8 feet to the beginning.

Being the same property conveyed to James K. Chadwell and wife, Ella F. Chadwell by deed dated September 6, 2001 from Michael E. Madison and wife, Nora S. Madison, of record in Instrument No. 20010907-0097216, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) sewer easement of record in Book 6910, page 611, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 720 Baxter Ln., Brentwood, TN 37027

(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 our hands this 22nd day of November, 2013.

James K. Chadwell

Ella F. Chadwell

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Chadwell and Ella F. Chadwell , the 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 and official seal at Nashville, Tennessee this 22nd day of November, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
NOV. 3, 2015