BILL GARRETT, Davidson County
Trans:T20140016965 DEEDWARR
Recvd: 03/13/14 09:25 3 pgs
Fees:18.00 Taxes:660.45
20140313-0020931

THIS INSTRUMENT PREPARED BY
DWAYNE D. MADDOX, III, ATTORNEY
19695 EAST MAIN STREET, P.O. BOX 827
HUNTINGDON, TENNESSEE 38344

PREPARED WITHOUT
TITLE OPINION

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 ($178,500.00) DOLLARS, as evidenced by a promissory note of even date in the amount of ONE HUNDRED FIFTY THOUSAND FIVE HUNDRED AND NO/100 ($150,500.00) DOLLARS, and gifts to LUCINDA MARIE WEATHERFORD in the amount of TWENTY-EIGHT THOUSAND AND NO/100 ($28,000.00) DOLLARS ($14,000.00 from each parent), we, KENDALL RAY WEATHERFORD and wife, LISA WEATHERFORD, do hereby transfer and convey unto LUCINDA MARIE WEATHERFORD, a single person, a certain tract or parcel of land located in the in Davidson County, State of Tennessee, described as follows:

PARCEL IDENTIFICATION: 098 13 OB 001.00

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Newport, a Planned Unit Development, of record in Book 9700, Page 568, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This being the same property conveyed to Kendall Ray Weatherford by deed from Michael Warpool and wife, Stacy Warpool dated March 17, 2009, with legal reference being 20090616-0056100. See also Deed Creating Tenancy by the Entirety to Lisa Weatherford from Kendall Ray Weatherford dated February 7, 2014, with legal reference being 201400224-0015555, both in the Register's Office of Davidson County, Tennessee.

The 2014 Property Taxes shall be the responsibility of the Grantor.

To have and to hold the said parcel or tract of land, with appurtenances, estate, title, and interest thereto belonging to the said LUCINDA MARIE WEATHERFORD, her heirs and assigns forever, and we do covenant with the said LUCINDA MARIE WEATHERFORD 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.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said LUCINDA MARIE WEATHERFORD, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 11th day of March, 2014.

KENDALL RAY WEATHERFORD

Lisa Weatherford

LISA WEATHERFORD

STATE OF TENNESSEE

COUNTY OF CARROLL

Personally appeared before me, _____, a Notary Public in and for the aforesaid County and State, the within named KENDALL RAY WEATHERFORD and wife, LISA WEATHERFORD , with whom I am personally acquainted or who 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 this the 11th day of March, 2014.

_____
NOTARY PUBLIC

My commission expires: 10-15-14.

DWAYNE D. MADDOX III
NOTARY PUBLIC AT LARGE
CARROLL CO., TENNESSEE

STATE OF TENNESSEE

COUNTY OF CARROLL

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $178,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SWORN TO and subscribed before me, this the 11th day of March, 2014.

Porscha McLin
NOTARY PUBLIC/~~REGISTER~~

My commission expires: 09-12-2017.

PORSCHA McLIN
STATE OF TENNESSEE NOTARY PUBLIC AT LARGE
COUNTY OF CARROLL

The billing for the taxes should be mailed to the following:

PROPERTY OWNER:
Lucinda Marie Weatherford
4900 Southport Cove
Hermitage, Tennessee 37076

PERSON RESPONSIBLE FOR TAXES:
Same