This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1073**

BILL GARRETT, Davidson County
Trans:T20140023315 DEEDWARR
Recvd: 04/07/14 12:22 2 pgs
Fees:13.00 Taxes:262.70
20140407-0028792

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/02/2014**, by and between **Sherry L. Hunter, a single person**, parties of the first part, and **Linda F. Waller and Victor D Waller, Wife and Husband**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 172-a on the plan of Phase One, Cedar Bluff Subdivsion, of record in book 6250, page 836 and 837, Register's Office for said County.

Said Lot No. 172-A fronts 36.12 feet on the westerly margin of Macfie Drive and extends back 142.01 feet on the southerly line and 142.65 feet on the northerly line to a dead line in the rear, measuring 35.89 feet thereon.

Being the same property conveyed to Sherry Lee Bebout, Unmarried by deed from Katherine Parker, Unmarried, dated 12/16/1991, of record in Book 8509, page 698, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sherry L. Hunter, a single person by Quitclaim Deed from Sherry Lee Bebout, dated 06/13/2012 of record in Instrument Number 20120621-0054604, Register's Office for Davidson County, Tennessee. Sherry L. Hunter and Sherry Lee Bebout are one and the same person.

This conveyance is made subject to: All existing Easements and Restrictions of record

Parcel ID # **033 16 0 208.00**
☒ Improved **235 Macfie Drive, Madison, TN 37115**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Sherry L. Hunter

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sherry L. Hunter** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 2nd day of April, 2014..

Notary Public

My Commission Expires: 5/6/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Owner's Name: **Linda F. Waller and Victor D Waller**

and Address: **235 Macfie Drive, Madison, TN 37115**

Mail tax bills to: First Bank
3500 Blue Lake Drive, Suite 325
Birmingham, AL 35243

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$71,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 2nd day of April, 2014..

Notary Public

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066