WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David T. Francis	David T. Francis	05103013600
(NAME)	(NAME)	
4603 Camellia Place	4603 Camellia Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20140027008 DEEDWARR
Recvd: 04/22/14 08:51 2 pgs
Fees: 13.00 Taxes: 366.30

20140422-0033346

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Billy Charles Agee and wife, Juanita R. Agee**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David T. Francis and Anne Marie Kempf, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 14, on the plan of Stratton Heights, of record in Plat Book 1835, Page 13, said Register's Office, reference to which is hereby made for a more complete description.

Said Lot No. 14 fronts 125 feet on the westerly side of Vantrease Road and runs back 140.8 feet on the north line and 142.7 feet on the south line, to a dead line measuring 125 feet thereon.

Being the same property conveyed to Billy Charles Agee and wife, Juanita R. Agee by Deed from Thurman A. Matthews and wife, Gladys C. Matthews, dated October 28, 1955 and filed in Book 2481, page 325, Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 1835, Page 13, Register's Office for said County.

Easement of record in Book 5250, Page 687 and Instrument Number 20030529-0072440, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 912 Vantrease Road, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 18th day of April, 2014.

Billy Charles Agee

Juanita R. Agee

State of Tennessee
County of Wilson

Personally appeared before me Billy Charles Agee and Juanita R. Agee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of April, 2014.

Notary Public
My Commission Expires: 8.19.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122