BILL GARRETT, Davidson County
Trans:T20140049134 DEEDWARR
Recvd: 07/10/14 09:15 2 pgs
Fees:13.00 Taxes:554.63
20140710-0060654

This instrument prepared by:
Benchmark Title Company
110 Public Square - P.O. Box 747
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Sharon Sue Tucker and husband, Thomas Tucker
115 Dorchester Court
Goodlettsville, TN 37072

MAP: 026-06-0 PARCEL: 043.00

FOR AND IN CONSIDERATION of One Hundred Forty Nine Thousand Nine Hundred ($149,900.00) dollars, cash in hand paid by the Grantees to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, we, ***Cecil L. Felker and wife, Ruby P. Felker,*** have bargained and sold, and by these presents do transfer and convey unto, ***Sharon Sue Tucker and husband, Thomas Tucker***, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 113, on the Plan of Windsor Green Phase I- Section I, of record in Plat Book 6250, page 31, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the property conveyed to Cecil L. Felker and wife, Ruby P. Felker by deed from Randall Phillips Builders, Inc of record in Book 6507, page 792, Register's Office of Davidson County, Tennessee, dated March 8, 1985 and recorded on March 11, 1985.

Subject to TVA easement of record in Book 2487, page 227 and Book 3067, page 181, said Register's Office.

Subject to City of Goodlettsville sewer easement of record in Book 6117, page 290, said Register's Office.

Subject to waterline easement of record in Book 4377, page 94, said Register's Office.

Possession with deed.

2014 taxes shall be prorated.

This property is the principal address of the grantor(s).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Sharon Sue Tucker and husband, Thomas Tucker***, their heirs and assigns, forever. And we covenant with the said, ***Sharon Sue Tucker and husband, Thomas Tucker,*** 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said, ***Sharon Sue Tucker and husband, Thomas Tucker,*** their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 30th day of June, 2014.

Cecil L. Felker

Cecil L. Felker

Ruby P. Felker

Ruby P. Felker

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and county, personally appeared, ***Cecil L. Felker and wife, Ruby P. Felker,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Hendersonville, Tennessee, this the 30th day of June, 2014.

Nora B. Ellis

NOTARY PUBLIC

NORA B. ELLIS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 12/18/17

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $149,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Stacey Hellaway

AFFIANT

Subscribed and sworn to before me this 30th day of June, 2014.

Nora B. Ellis

REGISTER OR NOTARY

NORA B. ELLIS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 12/18/17

RE-13893