BILL GARRETT, Davidson County
Trans:T20140050106 DEEDQC
Recvd: 07/14/14 13:39 2 pgs
Fees:13.00 Taxes:74.00
20140714-0061823

QUITCLAIM DEED

Send tax bills to: Michael Anthony Williams - (New Owner)
118 Sandhurst Drive
Madison, TN 37115

AFFIDAVIT OF VALUE

MAP/PAR 04316012200 or Map 43-16 Parcel 122 - Improved

I hereby swear or affirm that the actual consideration given for the transfer of this real property is $20,000.00.

Thomas E Fults

Thomas E. Fults

Subscribed and sworn to before me this the 10th day of July 2014.

My Commission Expires: 4-3-17

Notary Public

I, Thomas E. Fults, the Grantor, do hereby transfer and assign all of my rights, title and interest in the real property described on the attached Exhibit A document to Michael Anthony Williams, the Grantee, effective this day and date written below.

EXHIBIT A

MAP/PAR 04316012200 or Map 43-16 Parcel 122 - Improved

Land and home being more particularly described as follows:

Lot No. 110 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, Page 227, Register's Office for Davidson, County, Tennessee.

Being the same property conveyed to Mary R. Moss by deed from Barbara Tharp and husband Ernest Eugene Tharp, of record in Deed Book 8431, Page 579, Register's Office of Davidson County, Tennessee. This is improved property known as 118 Sandhurst Drive, Madison, Tennessee 37115.

BEING the same property conveyed to Thomas E. Fults and Linda C. Fults, by Mary R. Moss and then transferred solely by quitclaim deed to Thomas E. Fults by Linda C. Fults after their final divorce settlement.

To have and to hold said property, together with all improvements and appurtenances, thereunto belonging to Michael Anthony Williams, his heirs and assigns, in fee simple, forever.

The Grantor covenants that he is lawfully seised and possessed of the within conveyed property; that he has a good and lawful right to make this conveyance, and that the said property is free, clear and unencumbered; and, that he will forever Warrant and Defend the title thereto against the lawful claims of all persons, whomsoever, subject to the following:

Current Source of Title # 20080318-0027330

1. The zoning ordinances, rules and regulations of the Davidson County Health Department and the Planning Commission and Board of Zoning Appeals of Madison and Davidson County.

2. Such state of facts as a personal inspection of the premises would or might reveal and as a new and accurate survey would or might disclose.

3. Subject to all restrictions, easements and convenants of record in Book 4280, Page 68, Register's Office for Davidson County, Tennessee.

4. The exact location of all public utilities touching or serving the premises.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

City and County real property taxes for the year 2014 will be prorated as of the date of the deed.

Possession of the property shall be given with the delivery of this deed.

In Witness Whereof, I have hereunto set my hand on this 10th day of July, 2014.

Grantor:

Thomas E Fults

Thomas E. Fults, Individual

STATE OF TENNESSEE)
COUNTY OF WILSON)

Thomas E. Fults personally appeared before me on the 10th day of July 2014 and acknowledged that he is the Grantor, and signed the attached document for the purposes stated herein. He is known to me or personally acknowledged his identity.

My Commission Expires: 4-3-17

DIANNE DEAL NOTARY PUBLIC STATE OF TENNESSEE WILSON CO.

Notary Public

THIS INSTRUMENT PREPARED BY:
THOMAS FULTS
524 FIVE OAKS BLVD
LEBANON, TN 37087
(615)-593-8525