

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,600.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2 DAY OF Sept, 2014.

NOTARY PUBLIC

My Commission expires: 8/25/18

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 14080006

Address of New Owner	Send Tax Bills To:	Tax Information:
Eloise B. Hadley 2105 Candlebrook Circle Madison, TN 37115	Same	052-12-0A- 008.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lavonya Simpson Arthur formerly known as Lavonya L. Simpson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Eloise B. Hadley,** hereinafter called the **Grantee**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Candlewood, of record in Instrument No. 20030122-0009060, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lavonya L. Simpson, a single woman, by Warranty Deed from Kevin J. Hooper, unmarried, dated 06/11/2008 and filed for record on 06/17/2008 as Instrument No. 20080617-0062338, Register's Office for Davidson County, Tennessee.

** Lavonya L. Simpson is now known as Lavonya Simpson Arthur.

This is improved property generally located:
2105 Candlebrook Circle, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2014 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Instrument No. 20030122-0009060, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Candlewood contained in instrument of record in Instrument No. 20030204-0014982, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Instrument No. 20020927-0117953, Register's Office for Davidson County, Tennessee.

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 her heirs and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, her heirs and 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.

BILL GARRETT, Davidson County
Trans:T20140067005 DEEDWARR
Recvd: 09/09/14 10:59 2 pgs
Fees:13.00 Taxes:309.32
20140909-0082431

IN WITNESS WHEREOF, **Lavonya Simpson Arthur** has caused this instrument to be executed, this the 8 day of Sept, 2014.

Lavonya Simpson Arthur
By Judy A Sharp, Attorney in Fact

Lavonya Simpson Arthur
By: Judy A. Sharp, as Attorney in Fact
Record Book _____, page _____, RODCT
20140909008243O

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Judy A. Sharp**, Attorney-in-fact, acting on behalf of **Lavonya Simpson Arthur**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of **Lavonya Simpson Arthur**, and who acknowledged that she executed the same as the free act and deed of **Lavonya Simpson Arthur**.

This the 8 day of Sept, 2014.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY