ADDRESS NEW OWNERS and
SEND TAX BILLS:
BETTY S. AUSTIN and
RENE D. BAXTER
317 Harris Street
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
52 - 1 - 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **MICHAEL A. GRAVES,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **BETTY S. AUSTIN and RENE D. BAXTER, as tenants in common with right of survivorship,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, described as follows, to wit:

BEING Lot Number 12 of Block C, Crittenden Estates, of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Michael A. Graves from Mary Ann Hunt Evans, Trustee with the full power to bargain, sell, transfer and convey said property, by deed recorded July 11, 2014 in Instrument No. 20140711-0061410, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 317 Harris Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140067090 DEEDWARR
Recvd: 09/09/14 13:22 2 pgs
Fees:13.00 Taxes:222.00
20140909-0082525

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 4 day of September, 2014.

MICHAEL A. GRAVES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, MICHAEL A. GRAVES, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 4 day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

AFFIANT

Subscribed to and sworn before me, this the 4 day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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