BILL GARRETT, Davidson County
Trans: T20150018643 DEEDWARR
Recvd: 03/16/15 08:56 3 pgs
Fees: 18.00 Taxes: 453.25
20150316-0022035

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $122,500.00

Emily Jones
Affiant

Subscribed and sworn to before me, this 3rd day of March, 2015.

Notary Public

My commission expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
EBONY COSBY	New Owner	**04301014700**
110 SHANNON AVE		
MADISON, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

DOUGLAS E. SETTLES, JR., SINGLE AND DOUGLAS E. SETTLES, SR., MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EBONY COSBY, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 LOT NO. 4 ON THE PLAN OF THE RESUBDIVISION OF PART OF LOT "M" OF W. P. BOODY'S SUBDIVISION AS SHOWN ON A PLAT OF RECORD IN PLAT BOOK 5190, PAGE 206, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS E. SETTLERS, JR., BY QUITCLAIM DEED FROM DOUGLAS E. SETTLES, SR., A SINGLE MAN, DATED 07/27/2010 AND RECORDED ON 07/27/2010 IN INSTRUMENT NUMBER 20100727-0058836, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DOUGLAS E. SETTLES, SR. SIGNS TO TRANSFER ANY AND ALL INTERST HE MAY HAVE RESERVED BY LIFE ESTATE ESTABLISHED OF RECORD IN INSTRUMENT NO 20100727-0058836, SAID REGISTER'S OFFICE. MIKA Y. SETTLES JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE PROPERTY. DOUGLAS E. SETTLES, JR., SIGNS TO TRANSFER ANY AND ALL INTEREST HE MAY HAVE IN THE PROPERTY AS GIVEN BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20100727-0058836, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 110 SHANNON AVE A, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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.

Witness my/our hand(s) this 3rd day of March, 2015.

DOUGLAS E. SETTLES, JR.

DOUGLAS E. SETTLES, SR.

MIKA Y. SETTLES

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, DOUGLAS E. SETTLES, JR., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2015.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, DOUGLAS E. SETTLES, SR. AND MIKA Y. SETTLES, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2015.

Notary Public

My Commission Expires: 8/23/14

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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.

Witness my/our hand(s) this 3rd day of March, 2015.

DOUGLAS E. SETTLES, JR.

DOUGLAS E. SETTLES, SR.

MIKA Y. SETTLES

STATE OF GA

COUNTY OF Fulton

Personally appeared before me, a Notary Public of said County and State, DOUGLAS E. SETTLES, JR., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2015.

Notary Public

My Commission Expires: 12/26/2016

CHARLES C CLANTON
Notary Public
Fulton County
State of Georgia
My Commission Expires Dec 26, 2016

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, DOUGLAS E. SETTLES, SR. AND MIKA Y. SETTLES, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2015.

Notary Public

My Commission Expires: _____