STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20150023945 DEEDWARR
Recvd: 04/01/15 13:16 2 pgs
Fees:13.00 Taxes:582.75
20150401-0028255

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2015.

Notary Public
MY COMMISSION EXPIRES: 9.13.16
File No. G15-1029D

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joseph D. Tuckey, an unmarried man (NAME)	Navy Federal Credit Union (NAME)	42-16-A-25 CO
400 Hickory Chase Drive (STREET ADDRESS)	5550 Heritage Oaks Dr. (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Pensacola, FL 32526 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jeffrey Lee Forehand and Leigh Forehand Parrish, Devisees of The Estate of Linda Forehand Anderson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph D. Tuckey, an unmarried man**, 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. 25 on the plan of HICKORY CHASE, as shown by plat of record in Plat Book 7900, Page 973, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Linda R. Anderson from Gary I. Duncan and wife, Glenda Duncan, by Deed dated February 21, 2002, as Instrument No. 20020222-0022915, in the Register's Office for Davidson County, Tennessee. The said Linda R. Anderson having since died November 7, 2014. Pursuant to the Last Will and Testament probated under Case No. 15P137 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division) the subject property was devised to Jeffrey Lee Forehand and Leigh Forehand Parrish.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 9683, page 193 and Book 10279, page 741, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 973, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 10264, page 975, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Book 10264, page 977, Register's Office for Davidson County, Tennessee.
6. Storm water Detention Agreement as recorded in Book 7681, page 376, Register's Office for Davidson County, Tennessee.
7. Bylaws of record in Book 9683, page 207, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 400 Hickory Chase Drive, 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 is 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. Whenever 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 27th day of March, 2015.

Jeffrey Lee Forehand

March 27, 2015
Date

Leigh Forehand Parrish

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jeffrey Lee Forehand and Leigh Forehand Parrish, the bargainor(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 and official seal, this 27th day of March, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122