WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150025411 DEEDWARR
Recvd: 04/07/15 08:49 2 pgs
Fees:13.00 Taxes:286.75
20150407-0030147

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE APRIL 3, 2015

Notary Public

MY COMMISSION EXPIRES: ~~May 8, 2018~~ Nov. 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Main Street Title, Inc., 2400 Crestmoor Rd, #18, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa D. Sexton	**Teresa D. Sexton**	
(NAME) **160 Harrington Ave**	(NAME) **160 Harrington Ave**	052-01-0-079
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Madison, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

Ken Luckett, married (exempt from homestead)

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

Teresa D. Sexton

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. 41, in Block "A", on the plan of Final Plat, Crittenden Estates Subdivision, as shown on plat of record in Plan Book 974, Page 69, Register's Office for Davidson County, to which reference is hereby made for a more complete description.
Being the same property conveyed to Jeanine Hines and Jeanie Johnson and husband, Ronald C. Smith by Warranty Deed dated 03/23/2010 from Federal National Mortgage Association (Fannie Mae) of record in Instrument 201004050025002, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Jeanie Johnson and husband, Ronald C. Smith by Quit Claim Deed dated 04/05/2010 from Jeanine Hines of record in Instrument 201004200029691, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Ken Luckett, married by Warranty Deed dated 06/20/2014 from Jeanie Johnson and husband, Ronald C. Smith of record in Instrument 201406230054320, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **160 Harrington Ave, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/ hand this **3rd day of April, 2015.**

Ken Luckett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Ken Luckett** the within named Seller(s) 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 on **3rd day of April, 2015**

Notary Public My commission expires: May 8, 2018

