WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150031536 DEEDWARR
Recvd: 04/27/15 09:28 2 pgs
Fees:13.00 Taxes:510.60
20150427-0037241

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2015.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earl Thomas Webster Madeline Webster	F&M Bank, ISAOA/ATIMA	09606015300
(NAME)	(NAME)	
1515A Douglas Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael Neal and Sarah Alexander,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Earl Thomas Webster and Madeline Webster, husband and wife,** 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. 66, Cloverhill, Section II, as of record in Book 2133, Page 46, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Neal, single by deed of record in Instrument Number 20120127-0007687, Register's Office for Davidson County, Tennessee. Michael Neal is now married to Sarah Alexander. Sarah Alexander hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property. Property was never the used as the principal residence of Sarah Alexander.

Subject to all matters as shown on the Plan of Cloverhill, Section II, of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2145, Page 282, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2914 Ironwood Drive, Nashville, TN 37214
(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/our hands this 23rd day of April, 2015.

Michael Neal

Sarah Alexander

State of Tennessee
County of Williamson

Personally appeared before me Michael Neal and Sarah Alexander, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of April, 2015.

Notary Public
My Commission Expires: 7-30-17

File No.: 9425

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017