WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-15-2016

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arden D. Ford and Rebecca F. Ford	Arden D. Ford and Rebecca F. Ford	052-02-0-147.00
(NAME)	(NAME)	
728 Cheryl Avenue	728 Cheryl Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, **Bessie Marie Vansel, Jimmy Doyle Bates, and Ricky Lee Bates,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Arden D. Ford and Rebecca F. Ford, 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, described as follows: Being Lot No. 19 and the westerly 20 feet of Lot No. 18 of Block "B" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for said county. Said Lot No. 19 and part of Lot No. 18 adjoin and front together 70 feet on the southerly side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Bessie Marie (Bates) Vansel, Jimmy Doyle Bates and Ricky Lee Bates by deed from John L. Bates and wife, Virginia W. Bates dated June 12, 1997 and recorded on April 12, 1999 in Book 11428, page 12, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 728 Cheryl Avenue, 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/our hands this 5th day of October, 2015.

BILL GARRETT, Davidson County
Trans:T20150088021 DEEDWARR
Recvd: 10/15/15 14:47 2 pgs
Fees:13.00 Taxes:277.50
20151015-0105089

Bessie Marie Vansel

Jimmy Doyle Bates

Ricky Lee Bates

State of Tennessee
County of Sumner

Personally appeared before me Bessie Marie Vansel, Jimmy Doyle Bates, and Ricky Lee Bates, 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 5th day of October, 2015.

Notary Public Janet Adams
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-25-2016

File No.: 150973