BILL GARRETT, Davidson County
Trans:T20150093700 DEEDWARR
Recvd: 11/03/15 12:35 3 pgs
Fees:18.00 Taxes:433.27
20151103-0111979

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $117,100.00.

Affiant
Sworn to and Subscribed before me on this the 3 day of November, 2015.

NOTARY PUBLIC
My Commission Expires:

TONY L. TURNBOW NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $117,100.00, Affiant
Subscribed and sworn before me this the 3 Day of November 2015.
J. Chandler, Deputy Register

The preparer of this instrument is not the closing agent pursuant to the Tax Reform Act of 1986.

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Tracy Elizabeth Toedter	Same	148 09 0 134.00
300 Melpar Drive		
Nashville, TN 37211		

WARRANTY DEED

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 acknowledged, **Dwight W. Toedter**, a married individual, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tracy Elizabeth Toedter**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Locustwood, Section III, as of record in Plat Book 2663, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dwight W. Toedter by Warranty Deed dated 10/27/2004 from Sheryl Lee Armstrong, unmarried, and William E. MacWhorter and wife, Cynthia MacWhorter, filed for record on 10/28/2004 in Instrument No. 20041028-0129831, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for (1) 2015 Davidson County Taxes, a lien but now yet due and payable, and (2) Subject to all matters as set forth per Book 2663, page 29, said Register's Office.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

And Dianne Mitchell Toedter, wife of Dwight W. Toedter joins in this instrument to convey to Grantee all the right, title, and interest of the said Dianne Mitchell Toedter in the said land.

Witness our hands this 3 day of November 2015.

Dwight W. Toedter

Dianne Mitchell Toedter

ANN C. WARPOOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ann C Warpoole
11-6-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **Dwight W. Toedter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC
My Commission expires: 7-24-19

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, Dianne Mitchell Toedter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of Nov, 2015.

Ann C Warpoole
NOTARY PUBLIC
My Commission expires: 11-6-17

