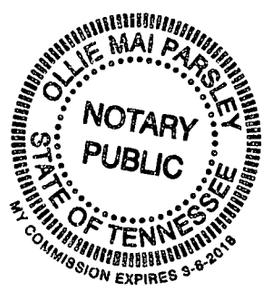
Bk/89



STATE OF TENNESSEE 19888U
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Randy W. Ward
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2015.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Randy W. Ward	Send Tax Bills To: new owner
(Name) 1110 Saunders Avenue	(Name)
(Street Address or Route Number) Madison, TN 37115	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 051 07 0 016.00

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, I/WE, Danny Ward, a married man HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy W. Ward, unmarried 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. 15, on the Plan of Section IV, Pleasant Acres, as shown on plat of record in Plat Book 2133, page 121, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 15 fronts 165 feet on the westerly side of Saunders Drive and runs back between lines measuring 265.5 feet on the north line and 309.25 feet on the south line to a dead line measuring 131.86 feet thereon.

Said measurements of the south and westerly lines having been corrected on the Plan of record and by surveyors certificate of corrections of record in Book 2441, page 172, said Register's Office.

BEING the same property conveyed to Danny Ward, a married man, by deed from Fred Smith Hastings, unmarried, dated July 25, 2008, filed of record in Instrument No. 20080730-0077803, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

The above described property has not been used as a marital residence by the Grantor.

This is improved property known as 1110 Saunders Avenue, 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 GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 17th day of December, 2015.

BILL GARRETT, Davidson County
Trans:T20150107117 DEEDWARR
Recvd: 12/18/15 15:07 2 pgs
Fees:13.00 Taxes:621.60
20151218-0127521

Seller

Danny Ward

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Danny Ward, a married man, 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 at Nashville, Tennessee, this 17th day of December, 2015.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018