BILL GARRETT, Davidson County
Trans:T20160002467 DEEDWARR
Recvd: 01/11/16 13:43 2 pgs
Fees:13.00 Taxes:565.23
20160111-0002695

This Instrument Prepared By:
Bottorff & Kavin, PLC (BSL)
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027
(615) 373-1652

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Jean Tedder 824 Battle Road Nolensville, TN 37135	Owner	Part of Map 187, Parcel 21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 152,764.32 .

Affiant

Barbara S. Lamb
State of Tennessee Notary Public
Williamson County

My Commission Expires:

December 16, 2017

Subscribed and sworn to before me this 28 day of December, 2015.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, *PAUL H. TUNE,* ("Grantor") by these presents does hereby transfer, sell and convey to *JEAN TEDDER* ("Grantee") his/her heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

BEING Revision One, Lot 1, Tune Subdivision, said plat recorded as Instrument No. 20151210-0124466, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Paul H. Tune from Martha Ann Tune Lynn, by deed of record as Instrument No. 20140804-0069687, Register's Office for Davidson County, Tennessee.

This is an unimproved 3 acre, more or less, tract located on Battle Road, Nolensville, TN.

This conveyance is subject to: Property Taxes for 2016 and subsequent years to the Williamson County Trustee, not yet due and payable, and subject to any rollback taxes to be assessed as a result of the property placed in Greenbelt, which by agreement of the parties is the responsibility of the Grantor; all zoning regulations of the appropriate governmental body along with any easements of record and right of ways of public roads and utilities, of record with the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to JEAN TEDDER, his/her heirs and assigns forever.

AND the Grantor does hereby covenant with JEAN TEDDER that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said JEAN TEDDER his/her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 28th day of December, 2015.

GRANTOR:

Paul H. Tune

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said State and County, the within named Paul H. Tune, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 28th day of December, 2015.

My Commission Expires:

December 16, 2017

Notary Public

Barbara S. Lamb
State of Tennessee Notary Public
Williamson County