ADDRESS NEW OWNERS and
SEND TAX BILLS:
JAY WEAVER
560 Neelys Bend Rd.
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
52 - 1 - 325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **ANDREW HENDERSON,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfer and convey to **JAY WEAVER,** hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

All that certain parcel of land in Davidson County, State of Tennessee, being known and designated as Lot Number 1, of the Lot Number 1 Chadwell Tract, of record in Instrument Number 20021206-0150771, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrew Henderson from Federal Home Loan Mortgage Corporation, by deed recorded July 16, 2010 in Instrument No. 20100716-0055676, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 560 Neelys Bend Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided, and subject to an existing lease thereon.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20160006052 DEEDWARR
Recvd: 01/25/16 10:06 2 pgs
Fees:13.00 Taxes:555.00
20160125-0006641

Executed on this 21 day of January, 2016.

ANDREW HENDERSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, **ANDREW HENDERSON,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

AFFIANT

Subscribed to and sworn before me, this the 21 day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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