WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Dean Everett Flint
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2016.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond Ufford and Mary Ufford	SAME AS NEW OWNER	04315018000
(NAME)	(NAME)	
P O Box 605		
(ADDRESS)	(ADDRESS)	
Albertville, AL 35950		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Dean Everett Flint, an unmarried person, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond Ufford and Mary Ufford, 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Being Lot No. 2 on the Final Plat of The Resubdivision of Lot No. 2 of Fitz Subdivision, of record in Plat Book 8250, Page 544, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Dean Everett Flint, an unmarried man, from Armando Fitz and wife, Idelsy Fitz by Warranty Deed dated June 16, 1994 or record in Book 9382, Page 247, Register' Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE FINAL PLAT OF THE RESUBDIVISION OF LOT NO. 2 OF FITZ SUBDIVISION OF RECORD IN PLAT BOOK 8250, PAGE 544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

This is NOT the principal residence of the Grantor named herein

BILL GARRETT, Davidson County
Trans:T20160017303 DEEDWARR
Recvd: 03/02/16 14:20 2 pgs
Fees:13.00 Taxes:490.25
20160302-0020079

unimproved ☐

This is improved ☑ property, known as 325 Manzano Road, 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 do covenant with the said GRANTEES that 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 do further covenant and bind , 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 hand this 25th day of February, 2016.

Dean Everett Flint

Dean Everett Flint

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of February, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dean Everett Flint**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Sandy Balent
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

