(2)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2016

Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael Webster and LaDonshaneacia Webster	Michael Webster and LaDonshaneacia Webster	42-15-66
(NAME)	(NAME)	
210 E. Marthona Road	210 E. Marthona Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160075174 DEEDWARR
Recvd: 08/29/16 12:06 2 pgs
Fees:13.00 Taxes:758.50
20160829-0090129

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, SEAN MARK KILLEEN, MARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL WEBSTER AND LADONSHANEACIA WEBSTER, 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. :

Land in Davidson County, Tennessee, being Lots Nos. 192, 193, 194 and 195, Block "B" on the Map of Marthonna Subdivision, of the Ezell Farm, not of record, and described as follows:

Beginning at a point in the west margin of Marthonna Road East, formerly Ezell Road East at the southeast corner of the property conveyed to J.T. Brinkley, by deed recorded in Book 1813, page 273, Register's Office for said County; thence along Brinkley's southerly line, North 86° 02' East 422.5 feet to a point thence; South 2° 58' West 100 feet to a point in the dividing line between Lots Nos. 191 and 192; thence with the line between said Lots, South 86° 02' East 422.5 feet to a point in the westerly margin of Marthonna Road East, formerly Ezell Road East; thence with the margin of the same, North 2° 58' East 100 feet to the point of beginning.

Being the same property conveyed to Thomas D. Killeen and wife, Norma D. Killeen by deed from Beasley & Sons Company, dated February 28, 1962, of record in Book 3346, page 329, Register's Office for Davidson County, Tennessee. The said Thomas D. Killeen having since died on June 18, 1980, leaving Norma D. Killeen as surviving tenant by the entirety. The said Norma D. Killeen having since died on June 6, 2006 and by Affidavit of Heirship of record in Instrument No. 20160829-0090128, Register's Office for Davidson County, Tennessee, the only heirs of Norma D. Killeen are: Thomas D. Killeen, Jr., Karon M. Hawkins and Sean Mark Killeen. The subject property was further conveyed to Sean Mark Killeen by deed from Thomas D. Killeen, Jr. and Karon M. Hawkins, dated July 21, 2006, of record in Instrument No. 20060721-0088176, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 210 E. Marthona Road, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 26th day of August, 2016

Sean Mark Killeen

Sean Mark Killeen

Teresa M. Killeen

Teresa M. Killeen

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sean Mark Killeen and Teresa M. Killeen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2016.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY