STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is 507,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2016.

Notary Public

My commission expires: 8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160081725 DEEDWARR
Recvd: 09/19/16 09:50 2 pgs
Fees:13.00 Taxes:1875.90
20160919-0098012

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dennis R Kleibscheidel **Wendy L. Kleibscheidel**	**The Huntington National Bank**	**06300013500**
124 PINEYWOOD ACRES DRIVE	**4455 Hills & Dales Rd, N.W.**	
MADISON, TN 37115	**Canton, OH 44708**	

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 ACKNOWLEDGE, WE,

Martha Y. Walwyn, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dennis R Kleibscheidel and Wendy L. Kleibscheidel, 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Cumberland River Estates, as of record in Book 4175, page 106, Register's Office for said County, and described as follows:

Beginning at a concrete monument in the Northwest corner of the herein described lot, said beginning point being the Northeast margin of Hudson Road and from the point of beginning, runs thence South 85 deg. 36' East 639.79 ft. to a iron pin in the North west corner of Lot No. 2 of said subdivision; runs thence with the West line of Lot No. 2 Suth 291.90 ft. to a iron pin in the North margin of Pinewood Acres Dr; runs thence North 85 deg. 10' West 133 ft. to a concrete monument; runs thence West with the North margin of Pinewood Acres Drive on a radius curve 257.29 feet to a concrete monument; runs thence with the North margin of Pinewood Acres Drive 19.09 ft. to a concrete monument; runs thence 39.72 ft. with the North margin of Pinewood Acres Drive around the curve to a concrete monument in the East margin of Hudson Rd; runs thence with the East margin of Hudson Rd. North 25 deg. 51' West 412.75 ft. to the point of beginning.

Being the same property conveyed to Lloyd A Walwyn and wife, Martha Y Walwyn by Warranty Deed from Gerald D Williams and wife, Linda Sue Williams dated 06/03/77 and recorded on 06/03/77 in Book 5154, page 735, said Register's Office for said county. The said Lloyd A. Walwyn having since died on July 11, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 124 PINEYWOOD ACRES DRIVE, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 31st day of August, 2016.

Martha Y. Walwyn

Martha Y. ~~Walwyn~~

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, **Martha Y. Walwyn,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2016.

Notary Public

My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SSE2016-1143