BILL GARRETT, Davidson County
Trans:T20160106727 DEEDWARR
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Fees:13.00 Taxes:495.80
20161205-0127376

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Larry A. & Shirley S. Hyatt 415 8th Ave. St. Albans, WV 25177	Larry A. & Shirley S. Hyatt 415 8th Ave. St. Albans, WV 25177	052080/051.00

THIS INDENTURE, made this 29th day of November, 2016 between

J. Warren Gepford, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Larry A. Hyatt and wife, Shirley S. Hyatt

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson county, Tennessee, being Lot No. 32 on the plan of Sequoia Valley, Section I, of record in Book 3700, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 81.1 feet on the southerly margin of Pueblo Drive and extends back 188.4 feet on the easterly line and 155.0 feet on the westerly line to a dead line in the rear, measuring 127.0 feet thereon.

Being the same property conveyed to J. Warren Gepford by Affidavit of Inheritance for Real Estate dated 1/23/90 being the sole survivor of John William Gepford, having died 11/15/82 and Edith Warren Gepford, having died 12/27/89 of record in Book 8056, Page 971, Register's Office for Davidson County, Tennessee. J. Warren Gepford being married to Frances Ruth Gepford at the time of this conveyance. Further Frances Ruth Gepford is now deceased, having died on 10/16/16.

This is (X) improved ( ) unimproved property known as: 545 Pueblo Drive, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

J. Warren Gepford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, J. Warren Gepford, 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 and official seal at office in Goodlettsville, Tennessee on this the 29th day of November, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $134,000.00.

Affiant

Sworn to and subscribed before me, this 29th day of November, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County