WARRANTY DEED

File #16454

BILL GARRETT, Davidson County
Trans:T20160106854 DEEDWARR
Recvd: 12/05/16 15:41 2 pgs
Fees:13.00 Taxes:225.70

20161205-0127563

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Allen

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Carolyn F. Whedon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHAEL BOWMAN, Notary Public
Allen County, State of Indiana
My Commission Expires April 13, 2018

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell McEachron	New Owner	-119-07-0-133.00
(NAME)	(NAME)	
7011 LEE ROAD		
(ADDRESS)	(ADDRESS)	
SMYRNA, TN 37167		
(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, **Carolyn F. Whedon, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darrell McEachron, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 26 on the Plan of Section One, Rosewood Estates of record in Plat Book 4955, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn F. Whedon by Warranty Deed from Greg B. Ramey and wife, Janice C. Ramey, of record in Book 11081, Page 932, Register's Office for Davidson County, Tennessee, dated August 24, 1998 and recorded on August 26, 1998

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 2433 Glenrose Ave., Nashville, TN 37210-5043
(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 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 is 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 hand this 25 day of November, 2016.

Carolyn F. Whedon by Erika Whedon, her attorney in fact

Carolyn F. Whedon by Erika Whedon, her attorney in fact

STATE OF Indiana)

COUNTY OF Allen)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Erika Whedon**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Carolyn F. Whedon** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Carolyn F. Whedon**, and is authorized by **Carolyn F. Whedon** to execute this instrument on his/her behalf.

This the 25 day of November, 2016.

My Commission Expires: 4.13.2018

Notary Public

NOTARY PUBLIC SEAL INDIANA

RACHAEL BOWMAN, Notary Public
Allen County, State of Indiana
My Commission Expires April 13, 2018

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027