WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170005177 DEEDWARR
Recvd: 01/19/17 09:40 2 pgs
Fees:13.00 Taxes:518.00
20170119-0005798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 07-06-2020
(AFFIX SEAL)

DELLWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sally Besuden	new owner	043 09 0 244.00
(NAME)	(NAME)	
247 Duling Ave		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty Thousand And No/100 Dollars ($140,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carter Bolling, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sally Besuden**, unmarried 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 the west 60 feet of Lot No. 30 of Block B on the Plan of Woodlawn Estates, of record in Book 843, Page 82, said Register's Office, to which reference is hereby made of a more complete description.

Said part of said lot fronts 60 feet on the northerly side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Carter Bolling by Special Warranty Deed from PNC Bank, National Association dated July 13, 2012 and recorded July 26, 2012 as Instrument No. 20120726-0065855, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-168193SSO

unimproved ☐
This is improved ☒ property, known as 247 Duling Ave, 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, has 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 our hands this 13 day of January, 2017

Carter Bolling

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carter Bolling, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of January, 2017.

Notary Public

My Commission Expires: October 9, 2019

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

(SEAL)

File Number: MTJ-168193SSO