STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20170008375 DEEDWARR
Recvd: 01/30/17 10:07 2 pgs
Fees:13.00 Taxes:736.30
20170130-0009461

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/24/17
File No. 17-7256S

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard McAdams (NAME)	New Owner (NAME)	05216006200
1208 Berwick Trail (STREET ADDRESS)	(STREET ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **David S. Lawson, married, and Rebecca L. Ballinger, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard McAdams**, 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 Lot No. 5 on the plan of MARLIN MEADOWS, SECTION NUMBER 5, as shown by plat of record in Plat Book 2133, Page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said Lot No. 5 fronts 100 feet on the Southerly side of Berwick Trail and runs back between lines, 655 feet more or less on the Westerly line and 693 feet more or less on the Easterly line, to the low water mark of the Cumberland River shown on said plan on which it measures 110 feet, more or less.

BEING the same property conveyed to David S. Lawson and Rebecca L. Ballinger from Helen K. Mayberry, Michael Earl Mayberry and Annette Mayberry, by Warranty Deed dated July 16, 2010, as Instrument No. 20100716-0055883, in the Register's Office for Davidson County, Tennessee.

The property being conveyed herein is not the principal residence of the Grantor(s) and/or their spouses.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2148, page 375, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2133, page 42, Register's Office for Davidson County, Tennessee.

3. Sewer Easement as recorded in Book 9596, page 330 and Book 2202, page 613, Register's Office for Davidson County, Tennessee.

4. Driveway Easement Agreement Adjoining Landowners as recorded in Book 10589, page 97, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1208 Berwick Trail, 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 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. Whenever 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 25th day of January, 2017.

David S. Lawson — January 25, 2017
Date

Rebecca L. Ballinger — January 25, 2017
Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David S. Lawson, married, and Rebecca L. Ballinger, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of January, 2017.

My Commission Expires: 8.17.20

Notary Public

BRIAN L. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMM. EXP. 8/17/20

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066