BILL GARRETT, Davidson County
Trans:T20170013595 DEEDWARR
Recvd: 02/14/17 15:24 2 pgs
Fees:13.00 Taxes:360.75
20170214-0015441

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
17-0044CV

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of February, 2017

Notary Public
Commission Expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Landis Timothy Fox 409 Thomas Jefferson Circle Madison, TN 37115	New owner	034-05-0A-011.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Teren Webb n/k/a Teren Yarbrough,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Landis Timothy Fox, an unmarried man

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 Unit No. 11, on the plan of Monticello Manor, as shown on plat of record in Plat Book 6250, Page 551, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Teren Webb, unmarried by Warranty Deed from Linda Hambrick, unmarried, and William Minter, unmarried, dated 7/30/08 and recorded on 8/12/08, in Instrument Number 20080812-0082728, Register's Office for Davidson County, Tennessee.

Jaysen Yarbrough, spouse of Teren Webb n/k/a Teren Yarbrough, joins in the execution of this instrument to convey any interest he may have, marital or otherwise, by virtue of his marriage to Teren Webb n/k/a Teren Yarbrough.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 409 Thomas Jefferson Circle, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of February, 2017.

Teren Yarbrough

Jaysen Yarbrough

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teren Yarbrough and Jaysen Yarbrough** 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 at Clarksville, Tennessee this 13th day of February, 2017.

Notary Public
My Commission Expires: 10/14/2019

JODI STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Notary Seal)