WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $137,500.00. Ann M. VanArsdale Affiant Subscribed and sworn to before me on March 1, 2017. Hillary Torrence NOTARY PUBLIC My Commission Expires: 12-05-2020
File #2017-47	

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Nelson Swartz 902 Due West Avenue North Madison, TN 37115	New Owner	051-01-0-021.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MADISON SEPT 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUSTEE OF THE MARY WILLIS LIVING TRUST U/A/D OCTOBER 20, 2016, WITH FULL POWER TO SELL, MORTGAGE, TRANSFER, AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **NELSON SWARTZ, A MARRIED MAN,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County being Lot No. 27 on the Map of Due West Valley Acres, not of record in the 11th Civil District of said County, described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor, April 20, 1947, as follows:

Beginning at a point in the northerly margin of Due West Avenue, at the corner of Lots No. 26 and 27; thence with the line between said lots, northerly 500 feet to a point; thence easterly 151.02 feet to the corner of Lots No. 27 and 28; thence with the line between said lots southerly 500 feet to the northerly margin of Due West Avenue, westerly 100.07 feet to the beginning.

Being the same property conveyed to MARY WILLIS, A SINGLE WOMAN, by deed from GARY T. PARROTT AND MELINDA T. PARROTT, MARRIED, of record in Instrument No. 20040920-0112881, dated August 30, 2004, said Register's Office.

Being further conveyed to MADISON SEPT 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUSTEE OF THE MARY WILLIS LIVING TRUST U/A/D OCTOBER 20, 2016, WITH FULL POWER TO SELL, MORTGAGE, TRANSFER, AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, by deed from MARY LEE WILLIS-TYUS F/K/A MARY

BILL GARRETT, Davidson County
Trans:T20170018676 DEEDWARR
Recvd: 03/03/17 12:46 2 pgs
Fees:13.00 Taxes:508.75
20170303-0021373

WILLIS, A MARRIED WOMAN, of record in Instrument No. 20161021-0111398, dated October 19, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 832 Due West Avenue North, 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is 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 GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on March 1, 2017.

Grantor:

The Mary Willis Living Trust u/a/d October 20, 2016

By: Madison Sept 2016, LLC,
a Delaware limited liability company, Trustee

By: _____
C. Tucker Herndon, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, C. Tucker Herndon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Authorized Signatory (or other officer authorized to execute the instrument) of Madison Sept 2016, LLC, a Delaware limited liability company, the Trustee of The Mary Willis Living Trust u/a/d October 20, 2016, the within named bargainor, and that he as such Authorized Signatory of the Trustee of the within named bargainor executed the foregoing instrument for the purposes therein contained by signing the name of the Trustee by himself as its Authorized Signatory.

Witness my hand, at office, this 1st day of March, 2017.

_____
Notary Public

My commission expires: 3/6/18

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY