THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 05/02/17 13:54 4 pgs
Fees:23.00 Taxes:555.00
20170502-0043138

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
GLENDA CLARK **106 Beverly Drive** **MADISON, TN 37115**	**SAME**	**042-15-0-096.00**

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED AND FIFTY THOUSAND AND NO/100 ($150,000.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRETA SUZANNE ANDERSON**, a single woman, and **Penny Anderson Cecil and husband, Mark CHESTER CECIL,** have this day bargained and sold, and does hereby transfer and convey unto the said **GLENDA CLARK, a single woman,** the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Blair Heights, Section II, of record in Plat Book 2133, Page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MAYNARD F. ANDERSON, JR., AND WIFE, BETTY JANE ANDERSON, by deed from ROBERT D. MCCLENDON AND WIFE, PATSY M. MCCLENDON, of record in Booki 4309, Page 38, dated February 7, 1969, said Register's Office. MAYNARD F. ANDERSON, JR., having since died on or about January, 2, 1997,leaving BETTY JANE ANDERSON as surviving tenant by the entirety. BETTY JANE ANDERSON having since died on or about March 23, 2015. See also Heirship Affidavit in Intstrument No. ____ 20170502-0043137 ____, dated _____, said Register's Office.

The said Mark Chester Cecil, husband of Penny Anderson Cecil, joins in this conveyance to convey any marital interest he may have.

This is improved property located at **106 Beverly Drive, Madison, Tennessee, 37115.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title

and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that we am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

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 hand this 28 day of April, 2017.

Greta Suzanne Anderson

Greta Suzanne Anderson

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **GRETA SUZANNE ANDERSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28 day of April, 2017.
(CITY)

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Penny Anderson Cecil

Witness my hand this 19 day of April, 2017.

STATE OF **ALABAMA**
COUNTY OF Madison

Personally appeared before me, ~~Penny Anderson Cecil~~ pbc Kristen N. Bruseth, a Notary Public in and for said County and State, **PENNY ANDERSON CECIL,** the within named bargainor, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

19th Witness my hand and official seal at Madison (CITY), Alabama, this the 19th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: _____

KRISTEN N. BRUSETH NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES: OCTOBER 6, 2019

Mark Chester Cecil

Witness my hand this 19 day of April, 2017.

STATE OF **ALABAMA**
COUNTY OF Madison

Personally appeared before me, Kristen N. Bruseth, a Notary Public in and for said County and State, **MARK CHESTER CECIL,** the within named bargainor, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that ~~she~~ he executed the within instrument for the purposes therein contained.

19th Witness my hand and official seal at Madison (CITY), ALABAMA, this the 19th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: _____

KRISTEN N. BRUSETH NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES: OCTOBER 6, 2019

State of Tennessee
County of ~~Davidson~~ Wilson

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $150,000.

Subscribed and sworn to before me
This 28th of April, 2017

Affiant

My commission expires: 9/4/19

Notary Public

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

