# WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
**$125,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 19th day of April, 2017.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Richard Machen Jr. | New Owner | 04900022600 |
| 427 Green Lane | | |
| Whites Creek, TN 37189 | | |

Davidson County DEEDWARR
Recvd: 05/04/17 14:33 2 pgs
Fees:13.00 Taxes:462.50
**20170504-0044459**

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brenda K. Childers**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Richard Machen Jr. and Evonne Machen, husband wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Beginning at a point in the center line of Green Lane, at the northeast corner of the property conveyed to O.M. Denton and wife, by deed of record in Book 1305, Page 246, Register's Office for said County; thence with Denton's east line, south 3-3/4° west 800 feet, more or less, to a stake in the north line of the Aldrich property; thence with Aldrich's north line, south 86° east 200 feet to a point, the southwest corner of the property now owned by WM. Noel Wilson and wife; thence along Wilson's west line, north 3-3/4° east 800 feet to the center line of Greens Lane; thence with the center line of same, north 86° west 200 feet to the beginning.**

**INCLUDED IN THE ABOVE DESCRIPTION, BUT HEREBY EXPRESSLY HEREBY EXPRESSLY EXCLUDED:**

**0.337 acres more or less conveyed to the State of Tennessee, Department of Transportation, Nashville, Tennessee by Warranty Deed from M.P. Woodard dated November 20, 1986 of record in Book 7048, page 368, Register's Office for Davidson County, Tennessee.**

**Being part of the same property conveyed to Russell E. Freeman, Trustee from M.P. Woodard and then to M.P. Woodard and wife, Katherine Woodard from Russell E. Freeman, Trustee by Quitclaim Deed on September 12, 1994, of record Book 9473, Page 565, Register's Office for Davidson County, Tennessee. Malcom Patterson Woodard having since died on January 5, 1998 and Katherine Kelley Woodard having since died intestate on October 7, 2010 leaving Brenda Childers as the only heir as declared by Affidavit of Inheritance (Real Estate) of record in Instrument Number 20120216-0013740 and by Affidavit of Heirship of record in Instrument Number** 20170504-0044458 **Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.

This is improved property known as: **427 Green Lane, Whites Creek, TN 37189**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 18th, 2017.

Brenda K. Childers
**Brenda K. Childers**

STATE OF

COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brenda K. Childers** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 18th, 2017

Notary Public

STATE OF MISSISSIPPI
SHARON D GRAY
NOTARY PUBLIC
ID No. 105282
My Comm. Expires
April 23, 2021
ITAWAMBA COUNTY

My commission expires 04/23/2021

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.