BILL GARRETT, Davidson County
Trans:T20170039706 DEEDWARR
Recvd: 05/10/17 09:04 2 pgs
Fees:13.00 Taxes:588.30
20170510-0046214

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00
Linda Diane James
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 2017.
Notary Public
MY COMMISSION EXPIRES: 5-20-20

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
Linda Diane James	New Owner	051-10-0-D/110.00
(NAME)	(NAME)	
1433 Lewis Rd.		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEGED, WE, LINDA ASHWORTH AND HUSBAND, JACK ASHWORTH, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA DIANE JAMES, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 110, ON THE PLAN OF OAKLAND TRACE CONDOMINIUMS, SECTION II, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 7111, PAGE 295, AND AMENDED IN BOOK 7302, PAGE 648, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, AND MORE PARTICULARLY DESCRIBED IN PLAT BOOK 8200, OAGE 558, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LINDA ASHWORTH, A MARRIED WOMAN, BY WARRANTY DEED FROM JUDY H., ROBERTS, A SINGLE WOMAN, DATED DECEMBER 27, 2007 AND RECORDED ON DECEMBER 31, 2007 IN INSTRUMENT NO. 20071231-0148800, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JACK ASHWORTH, HUSBAND OF LINDA ASHWORTH, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN SAID PROPERTY.

This is improved property, known as 1433 LEWIS ROAD, MADISON, TN 37118.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 9th day of May, 2017.

Linda Ashworth
LINDA ASHWORTH

Jack Ashworth
JACK ASHWORTH

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, LINDA ASHWORTH AND JACK ASHWORTH, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 9th day of May, 2017.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY