This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20170043236 DEEDWARR
Recvd: 05/22/17 10:52 2 pgs
Fees:13.00 Taxes:555.00
20170522-0050458

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Judy Root 150 Piedmont Ave. Madison TN 37115	Judy Root 150 Piedmont Ave. Madison TN 37115	072120/061.00

THIS INDENTURE, made this 19th day of May, 2017 between

Arden D. Ford and wife, Rebecca Ford

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Judy Root, a married woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 114 on the Map showing the Subdivision of the Waters Place, as of record in Book 332, Pages 136 & 137, Register's Office for said County. Said Lot No. 114 fronts 56.8 feet on the South side of Piedmont Avenue and runs back between lines, 150 feet along the West margin of a 12 foot alley, to another alley in the rear, on which it measures 56 feet.

Being the same property conveyed to Arden D. Ford and wife, Rebecca Ford, by Warranty Deed dated 12-7-99 from Eddie L. Waynick, unmarried, of record in Instrument No. 199912080301198, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 150 Piedmont Ave, Madison TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Arden D. Ford

Rebecca Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Arden D. and Rebecca Ford, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of May, 2017.

Karen B. Heavener

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

Notary Public

My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $150,000.00.

Affiant

Sworn to and subscribed before me, this 19th day of May, 2017.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County