WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170054374 DEEDWARR
Recvd: 06/26/17 10:29 2 pgs
Fees:13.00 Taxes:481.00

20170626-0063983

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.3.17

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maurice James	Maurice James & Teri King	033160208.00
(NAME)	(NAME)	
235 Macfie Drive	235 Macfie Dr	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lindsay Russell, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Maurice James and Teri King husband and wife**, hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 172-A, on the Plan of Zone Lot Division, Phase One, Cedar Bluff Subdivision, of record in Plat Book 6250, Pages 836 and 837, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lindsay Russell, an unmarried woman by Warranty Deed from Linda F. Waller and Victor D. Waller, wife and husband, dated 03/09/2016, recorded 03/29/2016 of record in Instrument No. 20160329-0029383, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 6250, Pages 836 and 837, in the Register's Office for Davidson County, Tennessee; (2) Easement contained in Judgment of record in Book 3281, Page 39, in the Register's Office for Davidson County, Tennessee; (4) Deed of Dedication of record in Book 6569, Page 956, in the Register's Office for Davidson County, Tennessee; and (5) Old Plat of record in Plat Book 6250, Page 827, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 235 Macfie Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-38029
SMG TN Warranty Deed

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(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 this 21st day of June 2017

Lindsay Russell

State of Tennessee
County of Wilson

Personally appeared before me Lindsay Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of June, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

RETURN TO:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY