Bill Garrett Davidson County
Batch# 14831 DEEDWARR
10/18/2017 08:51:59 AM 2 pgs
Fees: $13.00 Taxes: $799.20
20171018-0106529

ADDRESS NEW OWNERS and
SEND TAX BILLS:
RANDALL MAURER
JANIE MAURER
GURLEY LIVING, JR.
1001 Donoho Drive
Old Hickory, TN 37138

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
53 - 16 - 278

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ALEXANDER CALVERT III , hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to RANDALL MAURER, JANIE MAURER and GURLEY LIVING, JR. as tenants in common with right of survivorship, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Being Lot No. 13 on the plan of the Resubdivision of Lots 13-15 of Jackson's Landing Estates, Section One, of record in Plat Book 8250, Page 907, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Alexander H. Calvert, III by Quitclaim Deed from Christine Calvert recorded on November 13, 2014 in Instrument No. 20141113-0104964, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 301 Pitts Ave (aka 1001 Donoho Drive), Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is 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 as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 4 day of October, 2017.

ALEXANDER CALVERT III

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ALEXANDER CALVERT III, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4 day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 4.19.21

TIMOTHY D. FERGUSON NOTARY PUPLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $216,000.00.

AFFIANT

Subscribed to and sworn before me, this the 4 day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 4.19.21

TIMOTHY D. FERGUSON NOTARY PUPLIC AT LARGE SUMNER COUNTY, TENN

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