Bill Garrett Davidson County
Batch# 14937 DEEDWARR
10/18/2017 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,474.45
20171018-0106675

WARRANTY DEED

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 9-22-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Ridings Lynda Ridings	David and Lynda Ridings	051 07 0 045.00
(NAME)	(NAME)	
210 W Due West Ave.	210 W Due West Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John B. Evans, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Ridings and Lynda Ridings, husband and wife,** hereinafter called the GRANTEES, their heirs and 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 part of Lot No. 4 on the Plan of Stratton Place, as of record in Book 547, Page 182, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of Due West Avenue, as widened, and a 50 foot unnamed road; thence with the easterly margin of said unnamed road, North 2 deg. West, 374 feet; thence eastwardly 99 feet, more or less, to the westerly line of the property conveyed to George W. Gann and wife, by Deed from Eddie C. Hall and wife, of record in Book 2270, Page 238, Register's Office for Davidson County, Tennessee; thence with said line South 7 deg. 30 min. East, 374 feet to the northerly margin of Due West Avenue, as widened; thence with said Avenue westwardly 113 feet, more or less, to the beginning.

Included in the above description, but expressly excluded therefrom is the tract of land containing 550 square feet conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in a deed of record in Book 4217, Page 794, said Register's Office.

Being the same property conveyed to John B. Evans, married, Lindsey E. Maddox and husband, Zachary J. Maddox, as tenants in common with right of survivorship, by Warranty Deed from Sheila R. Pelletier, an unmarried woman, dated March 6, 2012 and recorded March 8, 2012 in Instrument No. 20120308-0020325, in the Register's Office of Davidson County, Tennessee. The said Lindsey E. Maddox and husband, Zachary J. Maddox further conveyed their interest in subject property to John B. Evans, by Quitclaim Deed dated September 24, 2016 and recorded October 7, 2016 in Instrument No. 20161007-0106541, said Register's Office.

This property is not a marital residence of the grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

The 2017 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to the plan of record in Book 547, page 182, said Register's Office.

Subject to Restrictive Covenant for Detached Structure of record in Instrument No. 20041117-0138056, said Register's Office.

Subject to easements of record in Book 4217, Page 794 and Book 8217, Page 343, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 210 W Due West Ave., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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/our hands this 17th day of October, 2017.

John B. Evans

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Evans, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence,, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of October, 2017.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

File No.: 20171661

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

