File Box 24B

WARRANTY DEED

Bill Garrett Davidson County
Batch# 33927 **DEEDWARR**
12/06/2017 08:30:07 AM 2 pgs
Fees: $13.00 Taxes: $148.00

20171206-0124219

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

J. Earhart Sec/Treas. Pres.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2017

A. Waddell
Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE QUALIFIED IN WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lyman T. Davis, Jr.	Lyman T. Davis, Jr.	03316015700
(NAME)	(NAME)	
336 Whitworth Way	336 Whitworth Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, **J. S. Earhart Plumbing, Inc., a Tennessee Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lyman T. Davis, Jr.**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Reserve Parcel A on the plan of Primrose Meadows, Section 2, of record in Book 4860, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to J. S. Earhart Plumbing, Inc. by deed from Federal Deposit Insurance Corporation, a United States corporation, dated 9/7/89, of record in Book 7946, page 756, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2017 taxes, paid, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 4860, page 105, said Register's Office; to any and all easements located on the property.
This property is being sold as is.

unimproved ☑

This is improved ☐ property, known as 0 Slayton Drive, 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 GRANTEE 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, his 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 5th day of December, 2017.

J. S. EARHART PLUMBING, INC.

J. S. Earhart
President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. S. Earhart with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of J. S. Earhart Plumbing, Inc. and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 5th day of December, 2017.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File No.: 2017-068