Bill Garrett Davidson County
Batch# 36093 DEEDWARR
12/11/2017 04:03:30 PM 6 pgs
Fees: $33.00 Taxes: $129.50
20171211-0126293

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2017.

Notary Public

My commission expires:
DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jack Foster	**New Owner**	**05004002600**
1103 Due West N	193 Journey Lane	
Madison, TN 37115	Ashland City, TN 37015	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tommy Inman and Danny Lewis Inman and Sandra Inman Herbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jack Foster
and wife, Christine S. Foster

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 Lot No. 64 in the Due West Valley Acres, not of record, but in the 11th Civil District of Davidson County, Tennessee, and described according to a survey made by H. R. Swann, Jr. Beginning at a point on the South side of Due West Avenue, and on the line between Lots 63 and 64; thence South with said line 227 feet, more or less to a dead line; thence with said dead line and easterly 100 feet to a point, and on the line between Lots 64 and 65, thence with said dividing between lots 66 and 65 North 227 feet to the Southerly margin of said Due West Avenue, thence with the same and Westerly 100 feet to the point of beginning, this being a part of the property conveyed by deed from N.M. Cunniff et ux to L.C. Cunniff et ux, on January 10, 1952, see deed of record in Book 2033, page 253, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew T.L. Inman and wife, Margaret P. Inman, by Warranty Deed from L.C. Cunniff and wife, Cornelia R. Cunniff, dated May 18, 1959, of record in Book 2905, page 228, Register's Office for Davidson County, Tennessee. Matthew T.L. Inman (aka Matthew Thomas Lewis Inman) died on June 28, 2015, leaving Margaret P. Inman as the surviving tenant by the entirety. Margaret P. Inman died intestate on August 31, 2015, leaving Tommy Inman, Danny Lewis Inman and Sandra Inman Herbert as her heirs at law, as evidenced by the Affidavit of Heirship of record in Instrument No. 201712110126292, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Joint Driveway Agreement of record in Book 4769, page 728, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1103 Due West N, Madison, TN 37115.

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 in 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.

_____ Date:_____
Tommy Inman

_____ Date:_____
Danny Lewis Inman

Sandra Inman Herbert Date: 12-01-2017
Sandra Inman Herbert

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, ~~Tommy Inman, Danny Lewis Inman, and~~ Sandra Inman Herbert, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2017.

Clarissa N. Strong
NOTARY PUBLIC

My Commission Expires: March 2, 2020

CLARISSA N. STRONG
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires Mar. 2, 2020

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Joint Driveway Agreement of record in Book 4769, page 728, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1103 Due West N, Madison, TN 37115.

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 in 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.

Tommy Inman _____ Date: 12/5/17

Danny Lewis Inman _____ Date: 12/5/17

_____ Date: _____
Sandra Inman Herbert

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Tommy Inman, Danny Lewis Inman, ~~and Sandra Inman Herbert,~~ the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2017.

_____
NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: DEC 27 2017

STATE OF Tennessee

COUNTY OF Robertson

Personally appeared before me, a Notary Public of said County and State, Danny Lewis Inman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Sandra Inman Herbert, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, Danny Lewis Inman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2017.

Clarissa N. Strong

NOTARY PUBLIC

My Commission Expires: March 2, 2020

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, Sandra Inman Herbert, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2017.

Clarissa N. Strong

NOTARY PUBLIC

My Commission Expires: March 2, 2020

CLARISSA N. STRONG
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires Mar. 2, 2020

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

