Bill Garrett Davidson County
Batch# 37364 DEEDWARR
12/15/2017 12:02:53 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20171215-0127973

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 11TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~11/30/15~~ 6/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Dawn Addis and Matthew Andrews, wife and husband	new owner (NAME)	
414 Kemper Dr., N. (ADDRESS)	(ADDRESS)	042-09-0-031.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Derek Davis, a married man and Danielle Davis, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kimberly Dawn Addis and Matthew Andrews, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 11 ON THE PLAN OF KEMPER HEIGHTS, SECTION 5, OF RECORD IN PLAT BOOK 3106, PAGE 52, 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 EUGENE E. DAVIS AND WIFE, LOUISE W. DAVIS BY WARRANTY DEED FROM CHARLES M. BREWER AND WIFE, JACQUELINE K. BREWER OF RECORD IN BOOK 7233, PAGE 294, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO DEREK DAVIS, A MARRIED MAN AND DANIELLE DAVIS, AN UNMARRIED WOMAN BY QUITCLAIM DEED FROM EUGENE DAVIS AND WIFE, LOUISE W. DAVIS OF RECORD IN INSTRUMENT NO. 20160307-0021780 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 414 Kemper Drive N., 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 hand(s) this 11th day of December, 2017.

WARRANTY DEED
(Continued)

Derek Davis

Danielle Davis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derek Davis, a married man and Danielle Davis, an unmarried woman, the herein bargainor(s), 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 and official seal, this the 11th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072