Bill Garrett Davidson County
Batch# 40421 **DEEDWARR**
12/21/2017 10:46:43 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20171221-0130003

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

2017-985

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of December, 2017.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mary Carpenter 1546 Lewis Road Madison, TN 37115	Freedom Mortgage Corporation, 907 Pleasant Valley Avenue Suite 3 Mount Laurel NJ 08054	051.10-0A-114.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Benny Word, an unmarried man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mary Carpenter, an unmarried person,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1546 Lewis Road, Town of Madison, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit No. 1546 on the Plan of Oakland Trace, a Planned Unit Development, as of record in Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Benny Word, an unmarried man, from Latdavone Word by Quitclaim Deed dated March 10, 2014 and recorded April 7, 2014 in Instrument No. 201404070028813, and from Jason W. Word, a married man and Mayvise W. Word, a widowed woman, to Benny Word, an unmarried man, by Quitclaim Deed dated February 4, 2014 and recorded February 6, 2014 in Instrument #20140206-0010514, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1546 Lewis Road, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 13th day of December, 2017

Benny Word

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Benny Word, 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 the purposes therein contained.

Witness my hand and official seal, this 13th day of December, 2017.

Notary Public
My Commission Expires: 6-30-2019

