ADDRESS NEW OWNERS and
SEND TAX BILLS:
ANDREW HENDERSON
329 Lanier Drive
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
43 - 14 - 104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JAY D. WEAVER , hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to ANDREW HENDERSON, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Lot No. 1 and the southerly 12 feet of Lot No. 2 of Block "G" on the revised plan of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County, and more particularly described as follows:

Beginning on the easterly margin of Lanier Drive at the intersection of Yowell Avenue thence with the north line of Yowell Avenue eastwardly 125 feet to a slight curve; eastwardly 32 feet to the southwest corner of Lot No. 23; thence with the west line of said lot, northeastwardly 35 feet to a point 38 feet south of the northeast corner of Lot No.2; thence northeastwardly 150 feet to the easterly margin of Lanier Drive; thence with said Drive; southwestwardly 57 feet to the point of beginning.

Being the same property conveyed to Jay D. Weaver, an unmarried man by Warranty Deed from Joseph D. Claybon, unmarried, recorded on May 25, 2016 in Instrument No. 20160525-0052281, said Register's Office.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 329 Lanier Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
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37075
615-824-0989

Bill Garrett Davidson County
Batch# 48533 DEEDWARR
01/18/2018 08:37:41 AM 2 pgs
Fees: $13.00 Taxes: $414.40
20180118-0005085

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 11 day of January, 2018.

JAY D. WEAVER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JAY D. WEAVER , the within named bargainors 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 at office this 11 day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUPLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $112,000.00.

Andrew Henderson
AFFIANT

Subscribed to and sworn before me, this the 11 day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUPLIC AT LARGE SUMNER COUNTY, TENN

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