WARRANTY DEED

Bill Garrett Davidson County
Batch# 50226 DEEDWARR
01/23/2018 09:18:33 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180123-0006747

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 6/18/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Franklin Lain	Everett Financial, Inc., dba Supreme Lending	052 05 0 064.00
(NAME)	(NAME)	
430 Walton Ferry, Unit 201	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Cincinnati, OH 45227	
(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, We, **Danny Ray Ethridge and Deborah K. Ethridge, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Franklin Lain, an unmarried man,** 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. 33 of Block "I" on the Map of the Revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for said County.

Said Lot No. 33 fronts 60 feet on the southerly side of Emmitt Avenue and runs back 218 feet, more or less, on the westerly line and 224 feet, more or less, on the easterly line to the center of Gibson's Creek on which it measures 60 feet more or less.

BEING the same property conveyed to Danny Ray Ethridge and wife, Deborah K. Ethridge, by Warranty Deed from James E. Thiel and wife, Ann S. Thiel, dated September 14, 1984 and recorded September 20, 1984 in Book 6385, Page 834, in the Register's Office of Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to any and all existing easements and/or restrictions of record.

Subject to Sanitary Sewer Easements of record in Book 8662, Page 798 and Book 8766, Page 364, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 324 Emmitt Ave., 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 hands this 19th day of January, 2018.

Danny Ray Ethridge By Deborah Kay Ethridge
By:Deborah Kay Ethridge, Attorney-in- Fact

Deborah K. Ethridge

Deborah Kay Ethridge executed this instrument on behalf of Danny Ray Ethridge pursuant to a Power of Attorney of record in Instrument No. 20180123-0006746, Register's Office, Davidson County, Tennessee.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah K. Ethridge, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of January, 2018.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

State of Tennessee

County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Kay Ethridge with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Danny Ray Ethridge as his Attorney in Fact as the free act and deed of the within named Danny Ray Ethridge .

Witness my hand and official seal this 19th day of January, 2018.

Notary Public
My Commission expires: 6/18/19
File No.: 20171702

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019