Bill Garrett Davidson County
Batch# 70318 DEEDWARR
03/16/2018 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20180316-0025252

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

**WARRANTY DEED**

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| Geraldine J. Searcy<br>377 Harbor Village Drive<br>Madison, TN 37115 | Same | 034-07-0-A-119.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty-Five Thousand and No/100 ($165,000.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Sadie P. Bledsoe, an unmarried woman** ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Geraldine J. Searcy, an unmarried woman** ("Grantee"), her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

Being Lot No. 99, Town Homes Property Line Exhibit of Harbor Village, Phase IV, Revision 1, as shown by plat of record in Plat Instrument No. 20030723-0102986, revising No. 20030611-0080857, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Grantor by Deed from Newmark Homes, LP of record at Instrument No. 20051011-0122614 Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $165,000.

Subscribed and sworn to before me this the 15th day of March, 2018.

Geraldine J. Searcy
Affiant

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 7.19.21

This is improved property, known as 377 Harbor Village Drive, Madison, Davidson County, Tennessee.

This conveyance is subject to any and all matters of record; to any and all easements, encumbrances, and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her successors, heirs and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, her successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 15th day of March, 2018.

Sadie P. Bledsoe
SADIE P. BLEDSOE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sadie P. Bledsoe, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of March, 2018.

Mitchell A Watts
NOTARY PUBLIC

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

## TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal