Bill Garrett Davidson County
Batch# 72889 DEEDWARR
03/26/2018 09:05:07 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20180326-0027894

Prepared By & Return To:
Tennessee Title Services, LLC
207 N. Main Street
Dickson, TN 37055
17-0352D

STATE OF TENNESSEE
COUNTY OF DICKSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
14th day of March, 2018

RENE PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Notary Public
Commission Expires: 12/23/2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Anna Givens 5624 Meadowcrest Lane Nashville, TN 37209	First Federal Bank 601 Highway 46 S Dickson, TN 37055	103-03-0-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Terry Chamberlain, now known as Terry Bradley, married and Eric Givens, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Anna Givens, unmarried,

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. 140 on the Plan of Section Three, Richland Meadows of record in Plat Book 2083, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitchell Givens and Mary Wiley Givens, his wife, and Faye Bradley, Terry Chamberlain, and Eric Givens, joint tenants with full rights of survivorship by Quitclaim deed from Mitchell Givens and Mary Wiley Givens, his wife of record in Book 10521, page 651, Register's Office for Davidson County, Tennessee, dated November 4, 1996 and recorded on November 8, 1996.
Mitchel Givens having since died on September 7, 2009, Mary Wiley Givens having since died on July 26, 2006, and Faye Bradley having since died on December 26, 2009, leaving Terry Chamberlain and Eric Givens as surviving tenants.

The subject property is not the principal residence of the Grantor(s) their spouse(s) or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5624 Meadowcrest Lane, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of March, 2018.

Terry Bradley

Eric Givens

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Terry Bradley and Eric Givens

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2018.

Notary Public

My Commission Expires: _____

(Notary Seal)

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON