Bill Garrett
Batch# 73454
03/26/2018 01:50:58 PM
Fees: $13.00 Taxes: $681.36

Davidson County
DEEDWARR
2 pgs

20180326-0028229

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-Oct-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Maclachlan	NEW OWNER	041-12-0-122.00
(NAME)	(NAME)	
1025 Westchester Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 27115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, I, Joyce E. Pickering, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher Maclachlan, 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. 136, on the Map of Kemper Heights, as of record in Book 2331, Page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 136 fronts 75 feet on the southerly side of Westchester Drive, and runs back 222.2 feet on the westerly line and 224.0 feet on the easterly line to a dead line in the rear measuring 75.5 feet thereon.

BEING the same property conveyed to Joe Ray Pickering and wife, Joyce E. Pickering, by Warranty Deed from J. R. Coursey, Trustee, of record in Book 2542, Page 247, Register's Office for Davidson County, Tennessee, dated June 12, 1956 and recorded on June 18, 1956. Said interest is now vested in Joyce E. Pickering, as surviving tenant by the entirety, the said Joe Ray Pickering, having died on October 8, 2010.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Joyce E. Pickering pursuant to a Power of Attorney executed on November 29, 2017, of record in Instrument No.: 20180326-0028228, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1025 Westchester Drive, Madison, TN 27115

(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 hand this 20th day of March, 2018.

Joyce E. Pickering By Joseph Barry Pickering, Attorney-in-fact

Joyce Pickering
By: Joseph Barry Pickering, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Joseph Barry*, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Joyce E. Pickering, acting as that person's agent and attorney in fact, and the said Joseph Barry* acknowledged that he executed the foregoing instrument as agent and attorney in fact for Joyce E. Pickering for the purposes therein contained.

* Pickering

WITNESS my hand and seal, this 20th day of March, 2018.

My Commission Expires:
12-22-19

Notary Public,

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019