WARRANTY DEED

Bill Garrett Davidson County
Batch# 75278 DEEDWARR
04/02/2018 11:12:39 AM 2 pgs
Fees: $13.00 Taxes: $436.23

20180402-0030155

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$117,900.00.**

Affiant

Subscribed and sworn to before me this 27 day of March, 2018.

Notary Public
My Commission expires: 12/15/21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lindsey Johnson	new owner	052-02-0-121.00
611 Cheryl Avenue		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dean Kirby**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lindsey Johnson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: *single

Being Lot No. 51, Block C, on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Cheryl Avenue, at the corner of Lots 50 and 51; thence with the line between said lots, northerly 145 feet to a corner of Lot 10; thence with the line between Lots 10 and 51, westerly 35.2 feet, and continuing westerly to the corner of Lot 53; thence with the line between Lots 51 and 53, southwesterly 23.6 feet to a corner of Lot 52; thence with the line between Lots 51 and 52, southerly 126 feet to the north margin of Cheryl Avenue; thence with the margin of the same, easterly 50 feet to the point of beginning.

Being the same property conveyed to Dean Kirby from David G. Mangum, Substitute Trustee, by Substitute Trustee's Deed on May 27, 2010, of record in Instrument Number 20100527-0041043, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $760.36 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 052-02-0-121.00, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

This is improved property known as: **611 Cheryl Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 27, 2018.

Dean Kirby

Dean Kirby

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dean Kirby** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 27, 2018

My commission expires 6/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY