Bill Garrett Davidson County
Batch# 81313 DEEDWARR
04/16/2018 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20180416-0035561

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0240HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April, 2018

Notary Public
Commission Expires: _____

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-24-2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Thomas Underwood 1420 Brannom Drive Madison, TN 37115	F&M Bank 50 Franklin Street Clarksville, TN 37040	063-01-0-044.00

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,

Mary Evelyn Forrester, unmarried

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

Michael Thomas Underwood and Lydia R. Falconnier, husband and wife

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. 8 on the Plan of Lazy Acres, as of record in Book 3500, Page 146, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 152 feet on the westerly side of Brannom Drive and extends back 290.2 feet on the northerly line and 289.3 feet on the southerly line to a dead line measuring 152 feet thereon.

BEING the same property conveyed to Lemuel Henry Forrester and wife, Mary Evelyn Forrester by Warranty Deed from Leonard D. Brannom and wife, Dorothy M. Brannom, dated 5/27/68 and recorded 6/6/68 in Book 4240, Page 951, Register's Office for Davidson County, Tennessee. Lemuel Henry Forrester having since died 11/23/12 leaving Mary Evelyn Forrester as the surviving tenant.

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: 1420 Brannom Drive, Madison, TN 37115.

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 13th day of April, 2018.

Mary Evelyn Forrester
Mary Evelyn Forrester

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Evelyn Forrester** 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 Hendersonville, Tennessee this 13th day of April, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)



True Copy Certification

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

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018