Bill Garrett Davidson County
Batch# 95408 DEEDWARR
05/22/2018 10:37:34 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20180522-0048898

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 8/21/2018
File No. G18-1954D

SUMNER COUNTY TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kenneth Maxwell and Lee Ann Maxwell, Husband and Wife (NAME)	New Owner (NAME)	52-5-194
879 Idlewild Drive (STREET ADDRESS)	1121 Windsor Dr (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Gallatin TN 37066 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Leslie G. Denson, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Maxwell and Lee Ann Maxwell, 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. Part of Lot 9 on the plan of CHADWELL PLACE, as shown by plat of record in Plat Book 421, Page 61, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of a private drive shown on said plan, which is now known as Idlewild Avenue, said point being in the southeasterly corner of the property conveyed to Morris D. McCool and wife, by deed of record in Book 1261, page 155; thence along McCool's easterly line, N 34 ½ deg. W 255 feet to a post; thence easterly 58 feet to a point; thence southeasterly 265 feet to a point in the northwesterly margin of Idlewild Place; thence with the margin of the same, southwesterly around a slight curve, 72 feet to the point of beginning.

BEING the same property conveyed to Leslie G. Denson, married and Tonya A. Denson, married, husband and wife, from Dale Pyron and Shirley J. Pyron, husband and wife, by Warranty Deed dated April 10, 2001, as Instrument No. 20010416-0037013, in the Register's Office for Davidson County, Tennessee.

BEING FURTHER conveyed to Leslie G. Denson, married, from Leslie G. Denson, married and Tonya A. Denson, married, husband and wife, by Quitclaim Deed dated April 11, 2005, as Instrument No. 20050412-0040412, in the Register's Office for Davidson County, Tennessee.

BEING FURTHER conveyed to Leslie G. Denson, unmarried from Leslie G. Denson, married, by Quitclaim Deed dated April 26, 2005, as Instrument No. 20050504-0049968, in the Register's Office for Davidson County, Tennessee. Also see Marital Dissolution Agreement of record in the Circuit Court for Davidson County, Tennessee at Docket No. 04D-3424.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 421, page 61, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 879 Idlewild 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 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. Whenever 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/our hand(s) this 18th day of May, 2018.

Leslie G. Denson

May 18, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Leslie G. Denson, Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of May, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066