WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 245,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 25th DAY OF May2018

Notary Public

MY COMMISSION EXPIRES: 3/21/21
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Terry and Peter Terry	Same as new owner	52-12-104.00
1233 Shawnee Road		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, ***W. T. Gold and wife Elizabeth A Gold***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Katie Terry and Peter Terry, 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1233 Shawnee Road Madison TN 37115.
Said property is being described as follows:

Situated in Davidson County, Tennessee, being Lot No. 77 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Shawnee Road at the corner of Lots Nos. 76 and 77; thence with the line between said two lots. easterly 125 feet to the corner of Lots Nos. 77 and 78; thence with the line between said two lots, northerly 130 feet to the southerly margin of Canton Pass; thence with the same, westerly 100 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southwesterly 39.27 feet to the easterly margin of Shawnee Road; thence with the same, southerly 105 feet to the beginning.

Being the same property conveyed to W. T. Gold and wife Elizabeth A Gold by Warranty Deed from Dennis R Spears and wife Rebecca G Spears dated 1/28/98 and filed for record on 1/30/98 of record in Book 10774, page 845, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

Bill Garrett Davidson County
Batch# 101895 **DEEDWARR**
06/07/2018 10:16:02 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20180607-0054703

This is: Unimproved ( )
Improved (xx) Property, known as **1233 Shawnee Road, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands on this 25th day of May, 2018.

W. T. Gold

Elizabeth A Gold

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **W. T. Gold and wife Elizabeth A Gold** the bargainor(s) 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 this 25th day of May, 2018.

Commission Expires: 3/7/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public