Bill Garrett
Batch# 126902
08/09/2018 11:46:04 AM
Fees: $13.00 Taxes: $666.00

20180809-0078592

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUMNER COUNTY TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Kenneth Maxwell and Lee Ann Maxwell	New Owner	
(NAME)	(NAME)	
134 Port Dr	1121 Windsor	**042-13-0-066.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Gallatin TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SIBLE HUFFINE NETHERY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH MAXWELL LEE ANN MAXWELL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 96 on the Plan of Sherry Heights, Section III as of record in Book 2331, Page 126 and 127, said Register's Office. Said Lot No. 96 fronts 88.0 feet on the westerly side of Port Drive and runs back between lines 349.3 feet on the southerly line and 346.3 feet on the northerly line to a dead line in the rear, on which it measures 102.0 feet.

Being the same property conveyed to Kansas Douglas Nethery and wife, Sible Huffine Nethery by Warranty deed from Alan Bubis and Reynold Bubis of record in Book 2878, page 105, Register's Office for Davidson County, Tennessee, dated February 21, 1959 and recorded on February 24, 1959. The Kansas Douglas Nethery having since died on November 5, 1994.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 126 and 127, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2543, Page 437, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **134 Port Dr, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 6th DAY OF AUGUST, 2018.

Sible Huffine Nethery by Nancy Louise Nethery Burkepile, Attorney In Fact
Sible Huffine Nethery by Nancy Louise Nethery ~~Burkpile~~ Burkepile, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Louise Nethery ~~Burkpile~~* Burkepile, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SIBLE HUFFINE NETHERY, and who acknowledged he/she/they executed the same as the free act and deed of the said SIBLE HUFFINE NETHERY.

Witness my hand and official seal, this the 7th of August, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212