WARRANTY DEED

Bill Garrett Davidson County
ch# 127992 DEEDWARR
13/2018 10:41:06 AM 2 pgs
es: $13.00 Taxes: $462.50

20180813-0079560

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2018..

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jamie Hyden	Jamie Hyden	043 06 0 283.00
(NAME)	(NAME)	
231 Quarry Road	231 Quarry Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Sue Buchanan, a married woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jamie Hyden, a married man,** hereinafter called the GRANTEE(S), his/her/their 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 164 on the Plan of Madison Park, Section 7, of record in Book 4300, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 164 fronts 73.90 feet on the northerly side of Singer Drive and extends back 136.1 feet on its easterly line and 138.2 feet on its westerly line to a dead line in the rebar on which it measures 58.9 feet.

Being the same property conveyed to Sue Buchanan, unmarried by Warranty Deed from Dorothy J. Buchanan, unmarried, dated April 19, 1986 and recorded April 23, 1986 of record in Book 6836, Page 443, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy J. Buchanan, unmarried by Corporate Warranty Deed from John Riadon Homes, Inc., a Tennessee Corporation, dated October 21, 1971 and recorded October 26, 1971 of record in Book 4547, Page 958, Register's Office for Davidson County, Tennessee.This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4300, Page 84, in the Register's Office for
Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 4487, Page 188, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 553 Singer Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 hands this 10th day of August, 2018.

Sue Buchanan

Sue Buchanan

Edward Lee Cotham

Edward Lee Cotham

State of Tennessee

County of Wilson

Personally appeared before me Sue Buchanan and Edward Lee Cotham, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of August, 2018.

Tracey Trumphour

Notary Public: Tracey Trumphour

My Commission Expires: 5/17/2021

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122