THIS INSTRUMENT PREPARED BY:
Greg S. Treadway
Haynes, Freeman & Bracey, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 133437 DEEDWARR
08/27/2018 09:32:19 AM 2 pgs
Fees: $13.00 Taxes: $395.90

20180827-0084458

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $107,000.00.

AFFIANT

Subscribed and sworn to before me this 1 day of July, 2018

NOTARY PUBLIC

My Commission Expires:

SUANNE A. TOONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES APRIL 18, 2022

WARRANTY DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Orlando and Shelia Westbrooks 4344 Old Hickory Blvd. Old Hickory, TN 37138	**SAME**	**064-13-0-055.00**

FOR AND IN CONSIDERATION of the sum of One Hundred Seven Thousand and 00/100 Dollars ($107,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD JAMES and Wife, DEBBIE F. JAMES**, has this day bargained and sold, and does hereby transfer and convey their respective interest unto the said **ORLANDO WESTBROOKS AND WIFE, SHELIA WESTBROOKS**, the Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 8, Block 2, as shown on the map entitled Berryville, W.A. Bryan's Subdivision of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RONALD JAMES and Wife, DEBBIE F. JAMES, by deed from JERRY RONALD WITHERINGTON, JAMES DARRELL WITHERINGTON and MAUREEN REED, THE ONLY CHILDREN, HEIRS AND NEXT OF KIN OF MARY ADDIE WITHERINGTON, Deceased, of record in Book 9459, Page 856, dated August 24, 1994, said Register's Office.

Commonly known as: 4344 Old Hickory Boulevard, Old Hickory, Tennessee, 37138

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors, heirs and assigns, forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and

assigns, against the lawful claims of all persons.

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 our hands this 1 day of August, 2018, the bargaining party, having caused our names to be signed hereto on said date.

RONALD JAMES

DEBBIE F. JAMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD JAMES and Wife, DEBBIE F. JAMES** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 1 day of August, 2018.

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

NOTARY PUBLIC, Gregg S. Treadway

My Commission Expires: June 15, 2019