This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $177,000.00.

Affiant

Subscribed and sworn before me this the 5th day of October, 2018.

Notary Public
My commission expires: 9.27.20

MARTIN VALLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Y Johnson Davidson County
Batch# 150410 DEEDWARR
10/10/2018 10:46:53 AM 2 pgs
Fees: $13.00 Taxes: $654.90

20181010-0100444

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Breanna Harwood 1010 Burchwood Ave Apt. C Nashville, TN 37216	First National Bank of Middle Tennessee 1608 Williams Drive Murfreesboro, TN 37130	043-05-0 125.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KIMBERLY ENGLAND, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BREANNA HARWOOD, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of the John Davidson Lots, a Plat of which is of record in Book 8250, Page 188, Register's Office for Davidson County, Tennessee, to which reference is here made for a complete description thereof.

Being the same property conveyed to Kimberly England by deed from Kerry M. Bateman and wife, Wanda A. Bateman, dated 09/09/2015, of record in Instrument No. 20150914-0093095, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 730 Delaware Ave, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the _____ day of October, 2018.

Kimberly England

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly England, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2018.

My commission expires: 9-27-2020

Notary Public

MARTIN VALLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY