WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153114 DEEDWARR
10/22/2018 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $628.63
20181022-0104479

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/29/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tammy D. Foster	New Owner	051-080-074.00
(NAME)	(NAME)	
262 Emmitt Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Melody R. Robinson and Betty Elmore, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tammy D. Foster, unmarried, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 25, Block "I", on the Revised Plan of Power and Roth of Madison Park, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

SAID Lot No. 25 fronts 60.00 feet on the southerly side of Emmett Avenue and extends back 183.0 feet, more or less, on the westerly line and 200.0 feet, more or less, on the easterly line to a broken line in the rear measuring 84.0 feet thereon.

Being the same property conveyed to Melody R. Robinson and Betty Elmore from Melody R. Robinson by Quit Claim Deed dated December 1, 2004 and as of record in Instrument No. 20041208-0146250, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 1579, Page 235, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 843, Page 7, Register's Office, Davidson County, Tennessee.

Melody R. Robinson executed this instrument on behalf of Betty Elmore pursuant to a Power of Attorney of record in Instrument No. 20041208-0146249, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 262 Emmitt Avenue, 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 GRANTEES, 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 this 18th day of October, 2018.

Melody R. Robinson

Betty Elmore by Melody R. Robinson, Attorney-in-Fact

Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melody R. Robinson the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand this 18th day of October, 2018.

Notary Public

My commission expires: 6-21-21

PAM S ATCHLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Cheatham pa

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melody R. Robinson as Attorney-in-Fact for Betty Elmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 18th day of October, 2018.

Notary Public

My commission expires: 6-21-21

PAM S ATCHLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

201810220104479

True Copy Certification

I, KATHY LEE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON