Return To: 18-0359
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,100.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 2, 2018.** MY COMMISSION EXPIRES: 9-6-20 Notary Public (AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 157659 **DEEDWARR**
11/08/2018 12:17:21 PM 2 pgs
Fees: $13.00 Taxes: $610.87
20181108-0110738

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #18-0359

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Prosser and Viola Prosser	Same as new owner	**53-5A-10**
(NAME) **P.O. Box 131**	(NAME)	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Keran D. Card, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Prosser and Viola Prosser, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 No. 10 on the Plan of Cheyenne Trace, which is of record in Book 7900, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Keran D, Card, unmarried, by Warranty Deed from Kenneth R. Jones and wife, Patricia N. Jones, dated March 31, 1999, filed of record in Book 11415, Page 15, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1241 Cheyenne Blvd, Madison, TN 37115**
(House Number) (Street) (City, State) (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 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **November, 2018.**

Keran D. Card

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Keran D. Card**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **2nd** day of **November, 2018.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY