STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 171133 DEEDWARR
12/06/2018 11:04:43 AM 2 pgs
Fees: $13.00 Taxes: $185.00
20181206-0118953

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Vicki J. Conger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2018.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G18-3846

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Henry L. Conger and Vicki J. Conger (NAME)	117 Mimosa Dr. Gallatin, TN. 37066 New Owner (NAME)	026-06-0-001
	Vicki J. Conger (STREET ADDRESS)	
117 Mimosa Dr. (STREET ADDRESS)	117 Mimosa Dr.	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
Gallatin, TN. 37066	Gallatin, TN. 37066	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Ruth Annette Yearout, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry L. Conger and Vicki J. Conger, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 1, of Windsor Green, a Planned Unit Development, as of record in Book 6250, page 374, said Register's Office.

Beginning at a point on the northwesterly margin of Habersham Court, thence running with Habersham Court S 68° 48' 37" W 35.97 feet to a point; thence in a curve to the right S 66° 11' 23" E 39.27 feet to a point; thence N 21° 11' 23" H 30.30 feet to a point; thence in a curve to the right N 12° 01' 16" E 28.98 feet a to a point; thence in a curve to the right N 26° 21' 46" E 28.43 feet to a point; thence S 60° 23' 36" E 33.72 feet to a point; thence S 21° 40' 31" E 34.50 feet to the point of beginning.

Being the same property conveyed to Ruth Annette Yearout, an unmarried woman by Deed dated April 5, 1985, recorded April 8, 1985, in Book 6528, Page 642, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 6250, Page 374, Register's Office for Davidson County, Tennessee.

2. Charter for Homeowners Association of record in Book 6396, Page 542 and Book 8192, Page 65, Register's Office for said County.

3. Common Area conveyed to Homeowners Association of record in Book 7864, Page 369, Register's Office for said County.

4. Easements to Madison Suburban Utility District of record in Book 4377, Page 94; Book 6636, Page 824; and Book 7410, Page 996, Register's Office for said County.

5. Easement for Sanitary Sewer of record in Book 6117, Page 290, Register's Office for said County.

6. Restrictions as recorded in Book 6406, page 929, Register's Office for Davidson County, Tennessee.

7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 102 Habersham Court, Goodlettsville, TN 37072.

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. 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 my/our hand(s) this 4th day of December, 2018.

x Ruth Annette Yearout
Ruth Annette Yearout

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2018, before me personally appeared Ruth Annette Yearout, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 4th day of December, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066