

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $256,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of December, 2018.

Notary Public:
My Commission Expires:

Karen Y Johnson Davidson County
Batch# 176250 **DEEDWARR**
12/20/2018 08:46:42 AM 2 pgs
Fees: $13.00 Taxes: $947.20

20181220-0123669

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
April J. Lundberg 1509 Beaus Way Madison, TN 37115	New Owner	051-15-0C-029.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Edward D. Fuqua and wife, Sandra Fuqua**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **April June Lundberg, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 29, on the Final Plat for Section 2, Walton Oaks Subdivision, of record at Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Edward D. Fuqua and wife, Sandra Fuqua, by Warranty Deed from Mallard Partners, LLC, dated 7/30/04 and recorded 8/5/04 in Instrument No. 20040805-0094309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Subject to Declaration of Restrictive Covenants of record in Instrument No. 20010927-0104591; in the Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easements of record in Book 4129, Page 903, Book 4129, Page 911 and Book 4139, Page 48; in the Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters as shown on plat of record in Instrument No. 20030904-0128576, in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1509 Beaus Way, 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 18th day of December, 2018.

Edward D. Fuqua

Sandra Fuqua

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Edward D. Fuqua and Sandra Fuqua, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of December, 2018.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman