STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2019.

Notary Public
MY COMMISSION EXPIRES: 2/25/20
File No. G19-4312

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Karen Johnson Davidson County
Batch# 199471 DEEDWARR
02/27/2019 08:06:36 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30

20190227-0017536

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tim VanDeGejuchte and Kristin VanDeGejuchte	Same as owner	034-03-0-126
(NAME)	(NAME)	
2127 Paula Dr		
(STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Rebecca Sue Owens, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tim VanDeGejuchte and Kristin VanDeGejuchte, 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:

Being Lot No. 1 on the Plat of Revision to Resubdivision of Lot 2 of Section 1 of the Addition to Shepherd Hills of record in Plat Book 6200, Page 641, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clifford S. Owens and wife, Rebecca Sue Owens by Warranty Deed dated March 5, 1973 from W.D. Tidwell and wife, Ella M. Tidwell, recorded March 8, 1973, in Book 4687, Page 290, in the Register's Office of Davidson County, Tennessee. The said Clifford S. Owens died February 10, 2018.

The said Rebecca Sue Owens being one in the same person as Rebecca Sue Boone.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 2442, Page 334, in the Register's Office of Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6200, Page 641, Register's Office for Davidson County, Tennessee.

3. Subject to Easement for Sanitary Sewers/Storm Drainage of record in Book 6785, Page 195, Register's Office for Davidson County, Tennessee.

4. Subject to Outconveyance of Lot No. 2 on Plat Book 6200, Page 641 of record in Book 7846, Page 416, Register's Office for Davidson County, Tennessee.

The 2018 taxes will be paid by the Grantors 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 2127 Paula Drive, 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 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 15th day of February, 2019.

x Rebecca Sue Owens

Rebecca Sue Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2019, before me personally appeared Rebecca Sue Owens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of February, 2019.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

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