STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 200973 DEEDWARR
03/01/2019 09:57:08 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20190301-0018676

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2019.

Notary Public
MY COMMISSION EXPIRES: 6.21.22
File No. 19-4448

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rachel Greenwood and Dalton Greenwood (NAME)	Pinnacle Bank (NAME)	52-5-194
(STREET ADDRESS)	150 3rd Avenue South, Ste. 900 (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	Nashville, TN 37201 (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, **Kenneth Maxwell and Lee Ann Maxwell, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Greenwood and Dalton Greenwood, wife and husband**, 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. Part of Lot 9 on the plan of Chadwell Place, as shown by plat of record in Plat Book 421, Page 61, in the Register's Office for Davidson County, Tennessee. and described as follows:

Beginning at a point in the northerly margin of a private drive shown on said plan, which is now known as Idlewild Avenue, said point being in the southeasterly corner of the property conveyed to Morris D. McCool and wife, by deed of record in Book 1261, page 155; thence along McCool's easterly line, N 34 1/2 deg. W 255 feet to a post; thence easterly 58 feet to a point; thence southeasterly 265 feet to a point in the northwesterly margin of Idlewild Place; thence with the margin of the same, southwesterly around a slight curve, 72 feet to the point of beginning.

Being the same property conveyed to Kenneth Maxwell and Lee Ann Maxwell, husband and wife by Deed dated May 18, 2018 from Leslie G. Denson, unmarried, recorded May 22, 2018, in Instrument Number 20180522-0048898, in the Official Records 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 Plat Book 421, page 61, Register's Office for Davidson County, Tennessee.

2. NOC in Instrument No. 20180919-0092768, said Register's Office.

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 879 Idlewild 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 27th day of February, 2019.

Kenneth Maxwell

Lee Ann Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2019, before me personally appeared Kenneth Maxwell and Lee Ann Maxwell, 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 27th day of February, 2019.

BRIAN L. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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