WARRANTY DEED

Karen Johnson Davidson County
Batch# 208779 DEEDWARR
03/22/2019 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $784.40
20190322-0026378

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day March 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SCOTT DOLES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

My Commission Expires September 19, 2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Daniel Willis	SAME AS OWNER	043-14-0-120.00
(NAME)	(NAME)	
127 Lanier Drive		
(ADDRESS)	(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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Charlotte Rudd and Bunyan Rudd and wife Charlotte Rudd**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joshua Daniel Willis**, **a single man** hereinafter called the GRANTEE(S), his/her/their 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. 4 on the Unrecorded Map of Margaret L. Dickenson's Subdivision, shown on a copy of a Survey thereof by Blanchard & Parrish, Engineers, dated August 20, 1941, and described as follows:

Beginning at a point in the Easterly margin of Lanier Drive, the corner of Lots Nos. 3 and 4; thence with the line between said Lots, Easterly (as erroneously omitted from the prior deed) 217.5 feet to the West line of the Hailey Subdivision; thence with the line of the same, South 18 degrees 45' East 50 feet to the corner of Lots Nos. 4 and 5; thence with the line between said Lots, Westerly 219.1 feet to the Easterly margin of Lanier Drive; thence with the margin of the same, North 11 Degrees 45' West 50 feet to the Point of Beginning.

Being the same property conveyed to Nola Ester Martin, unmarried by Warranty Deed from Otto Floyd, et ux, Margaret I. Floyd, dated 05/14/1965, of record in Book 3892, Page 300, Register's Office for Davidson County, Tennessee.

The said Nola Ester Martin died intestate on 04/27/1989, leaving the said Colleen Martin Jones, Sherry Lynn McCasky, John McCasky, Cindy McCasky Brown and Kimberly McCasky, as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

Being the same property conveyed to Billie Jean Cannon by Quitclaim Deed from Colleen Martin Jones, Sherry Lynn McCasky, John McCasky, Cindy McCasky Brown and Kimberly McCasky, dated 12/29/1989, of record in Book 8023, Page 652, Register's Office for Davidson County, Tennessee.

The said Billie Jean Cannon died intestate on 10/14/1990, leaving the said Diane Egan and William G. Cannon, as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

Being the same property conveyed to William G. Cannon by Quitclaim Deed from Diane Egan, dated 09/01/1992, of record in Book 8785, Page 171, Register's Office for Davidson County, Tennessee.

The said William Gordon Cannon died on 08/07/2016, leaving the said Andrea Sorrells as his/her sole heir at law as evidenced in Affidavit of Heirship recorded as Instrument No. 20170316-0025988 and Instrument No. 20170316-0025989, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bunyan Rudd and wife, Charlotte Rudd by Quitclaim Deed from Andrea Nicholl Sorrells, an unmarried woman, dated 03/14/2017, of record in Instrument No. 20170316-0025990, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 127 Lanier Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 19 day March 2019.

Charlotte Rudd

Bunyan Rudd

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlotte Rudd and Bunyan Rudd, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3-19-19

Notary Public:

My Commission Expires: 02/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:

File No.: 362356
Warranty Deed TN

True Copy Certification

I, Ashley Morgan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of Rutherford

Personally appeared before me, Lacey Chumley, a notary public for this county and state, Ashley Morgan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-25-19

LACEY CHUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-25-2019