ADDRESS OF NEW OWNER & SEND TAX BILLS TO:
MATTHEW ABFALTER
1561 Meadow Bend Drive
Madison, TN 37115

MAP/PARCEL NO. 052-08-0-169.00

THIS INSTRUMENT PREPARED:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

Karen Johnson Davidson County
Batch# 228779 **DEEDWARR**
05/13/2019 08:40:35 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20190513-0044386

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 ($235,000.00) DOLLARS**, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, CHAD A. LAUTT, TRUSTEE OF THE TIP TOP TRUST**, have this day bargained and sold and by these presents do hereby transfer and convey to **MATTHEW ABFALTER AND AMANDA ABFALTER, HUSBAND AND WIFE**, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee and more particularly described as follows:

> BEING Lot No. 56 on the Plan of a Re-Subdivision of Lots 12-13 & 54-56, Section Three, Meadow Bend, of record in Plat Book 6200, Page 450, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.
>
> BEING the same property conveyed to Tip Top Trust by Adminstrator's Deed from Peggy D. Mathes, Administrator of the Estate of Glenda T. Shearon dated October 15, 2018 and of record in Instrument Number 20181017-0103048 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES, that I am lawfully seized and possessed of said lot or parcel of land, that I have the right to convey same and that the same is unencumbered except for 2019 real estate taxes, applicable building and zoning regulations and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my successors and assigns and legal representatives, to warrant and forever defend the title to said lot or parcel of land unto the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 10th day of May, 2019.

Chad A. Lautt, Trustee

CHAD A. LAUTT, TRUSTEE OF THE TIP TOP TRUST

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHAD A. LAUTT, TRUSTEE OF THE TIP TOP TRUST,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 10th day of May, 2019.

SANDRA E. KETCHUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-25-2020

Sandra E. Ketchum

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OATH

STATE OF TENNESSEE

COUNTY OF Williamson

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$235,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Angela Batson

AFFIANT

SUBSCRIBED and sworn to before me, this the 10th day of May, 2019.

NOTARY PUBLIC

Susan Hughes
State of Tennessee Notary Public
Williamson County
My Commission Expires March 6, 2023

MY COMMISSION EXPIRES: 03/06/23