PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
BRENTWOOD, TN 37027

RETURNED TO:

WARRANTY DEED

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12th~~ 13th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Robert Sutliffe	New Owner	52-1-166
(NAME)	(NAME)	
212 Neelys Bend Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191636

For and 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 hereby acknowledged, I/we, Adam Taylor, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Robert Sutliffe, an unmarried man, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 4 of Block "G" on the Plan of Revised Plan of Power and Roth Madison Park Subdivision, of record in Plat Book 843, page 7, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 4 fronts 50 feet on the Southerly side of Neely's Bend Road and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Adam Taylor by Warranty Deed from Amanda Dean, Successor Trustee of The 212 Neelys Bend Trust dated December 31, 2018 and filed of record in Instrument 20190104-0001090, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 212 Neelys Bend Road, Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

Karen Johnson Davidson County
Batch# 243705 DEEDWARR
06/17/2019 09:49:04 AM 2 pgs
Fees: $13.00 Taxes: $862.47

20190617-0057765

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of June, 2019

Adam Taylor

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Adam Taylor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th of June, 2019.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021