This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 266464 DEEDWARR
08/05/2019 09:11:18 AM 2 pgs
Fees: $13.00 Taxes: $493.95
20190805-0077060

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE, **TERESA D. SEXTON AND JAMES SSEXTON, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RFK PROPERTIES, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DADAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41, IN BLOCK "A", ON THE PLAN OF FINAL PLAT, CRITTENDEN ESTATES SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TERESA D. SEXTON, BY WARRANTY DEED FROM KEN LUCKETT, RECORDED ON APRIL 7, 2015, OF RECORD IN INSTRUMENT NO. 20150407-0030147, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TERESA SEXTON IS NOW MARRIED TO JAMES SEXTON, WHO JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN SAID PROPERTY.

This is improved property, known as 160 HARRINGTON AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of July, 2019.

TERESA D. SEXTON

JAMES SEXTON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Teresa Sexton and James Sexton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 22nd day of July, 2019.

NOTARY PUBLIC
My commission expires: 5-28-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$133,500.00.**

Affiant

Subscribed and sworn to before me, this the 22 day of July, 2019.

NOTARY PUBLIC
My commission expires: 1/23/23

EDWARD B. BAUGH
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Address New Owner(s) as follows:
RFK Properties, LLC
5107 Briarwood Drive
Nashville, TN 37211

Send Tax Bills To:
Same as above

MAP/PARCEL: 052010/079.00