Karen Johnson Davidson County
Batch# 269955 DEEDWARR
08/12/2019 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20190812-0080224

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0562

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tammy Lauderdale, a single woman	NEW OWNER	Map: 05314008500
(NAME) 1418 Pawnee Trail	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JANET MCFARLAND MERRIWETHER, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TAMMY LAUDERDALE, A SINGLE WOMAN,

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 Bbeing in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point marked with an iron pin in the Westerly margin of PawneeTrail, on the Map or Plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930, in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee. Said point of beginning being 685.8 feet, more or less (Southerly with the Westerly margin of said Pawnee Trail) from the Southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the Westerly margin of Pawnee Trail, South 44 deg. 23' East 50 feet to a point marked with an iron pin; thence South 45 deg. 37' West 150 feet, more or less, to a point marked with an iron pin; thence North 44 deg. 23' West 50 feet to a point marked with an iron pin; thence North 45 deg. 37' East 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Janet McFarland Merriwether, unmarried, by deed from Janet McFarland, a single woman, of record in Instrument No. 201809110089744, dated September 3, 2018, Register's Office for said County. Also being the same property conveyed to Janet McFarland by deed from Steve Hannah, of record in Instrument Number 20070711-0082536, dated July 9, 2007, said Register's Office.

Subdivision Restrictions, Building Lines and Easements of record in Plat Book 843, Page 36 and 37, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1418 Pawnee Trail, 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 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. 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.

Witness our hands this 9th day of August, 2019.

Janet McFarland Merriwether

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet McFarland Merriwether, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of August, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019