WARRANTY DEED

Karen Johnson Davidson County
Batch# 284579 DEEDWARR
09/12/2019 08:54:29 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20190912-0092308

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

Please return →

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Erik Daugherty	Erik Daugherty	52-1-236
(NAME)	(NAME)	
718 Oakdell Avenue	718 Oakdell Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192601

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, **Robert H. Callis, Co-Executor, and William L. Callis, Co- Executor of The Estate of Betty C. Slagle and William L Callis and Robert H Callis**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Erik Daugherty**, 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 the Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 16 on Block "A" on the Plan of the Subdivision of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Betty Slagle by Warranty Deed from James Dillard Thomas, Executor dated September 28, 2005 and filed of record in Instrument No. 20050930-0117619, Register's Office for Davidson County, Tennessee.

Betty Slagle died testate on May 26, 2019 leaving property vested in William L. Callis and Robert H. Callis as Co-Executors and sole beneficiaries as shown of record in Docket No. 19P1146, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Unimproved ☐

This is improved ☒ property, known as 718 Oakdell Avenue, 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.

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 10th day of September, 2019

The Estate of Betty C. Slagle

BY: William L. Callis
William L Callis, Co-Executor

BY: Robert H Callis
Robert H Callis, Co-Executor

William L. Callis
William L Callis

Robert H Callis
Robert H Callis

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William L Callis and Robert H Callis, Co-Executors of The Estate of Betty C. Slagle and William L Callis and Robert H Callis, 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 10th of September, 2019.

AEWalston
Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires