Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1724TN

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

Commission Expiration:
4-17-2023

Karen Johnson Davidson County
Batch# 285215 DEEDWARR
09/13/2019 09:03:59 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20190913-0092775

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Terri Wallace 302 Plymouth Rock Ct. Madison, TN 37115	SAME AS NEW OWNER	042 11 0B 025.00

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, **Pamela R. Stewart, a single woman,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terri N. Wallace, un married,** 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:

Property known as 302 Plymouth Rock Ct. Madison, TN 37115, County of Davidson to wit:

Land in Davidson County, Tennessee, being Unit No. 302, on the Plan of Section One, Heritage Village, according to the Master Deed of record in Book 4758, Page 179, as amended by Book 4808, Page 829, Book 5102, Page 383, Page 6380, Page 989 and in Book 6484, Page 287, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Pamela R. Stewart, a single woman, by deed from Fredrick Bartlett and Tina B. Bartlett, husband and wife, dated 03/13/2017 filed and recorded 03/16/2017 of record as Instrument No. 20170316-0025851, said Register's Office.

Tax Map and Parcel ID is as follows 042 11 0B 025.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 302 Plymouth Rock Ct., Madison, TN 37115

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 unemcumbered, 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 my hand this 12th day of September, 2019.

Pamela R. Stewart

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of September, 2019, before me personally appeared **Pamela R. Stewart**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 12th day of September, 2019.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration:
4-17-2023