Karen Johnson Davidson County
Batch# 315299 DEEDWARR
11/14/2019 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20191114-0117392

RECORDING INFORMATION

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $285,000.00.

Julie Bailey
Affiant

Sworn to and subscribed before me this 12th day of November, 2019

Carmen Coats
Notary Public

My Commission Expires: 3/8/22

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Tyson Matthias Laemmel and Cori Anne Laemmel 401 Norman Drive Madison, TN 37115	First Bank 318 Seaboard Lane, Ste 205 Franklin, TN 37067	051-03-0-066.00

This Indenture is made on the 12th day of November, 2019, by and between **RANDY FOUGHT AND WIFE, GENEVA K. FOUGHT** ("Grantor"), and **TYSON MATTHIAS LAEMMEL AND CORI ANNE LAEMMEL, HUSBAND AND WIFE**("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Revision of Lot Nos. 6, 7 and 8, Blair Heights, Section One of record in Plat Book 2133, Page 18, revised at Plat Book 2083, page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randy Fought and wife, Geneva K. Fought by Warranty deed from Mary Sue Brimm, a married woman of record in Instrument No. 20070605-0066951 Register's Office for Davidson County, Tennessee, dated May 29, 2007 and recorded on June 5, 2007.

This is improved property known as 401 Norman Drive, Madison, TN 37115.

This conveyance is being made subject to:

1. Taxes for the year 2020 and subsequent years, a lien due and payable, but not delinquent.
2. Subject to all matters shown on the Plan of record in Plat Book 2133, Page 18, revised in Plat Book 2083, page 63, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5287, Page 967, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 12th day of November, 2019.

GRANTOR:

Randy Fought

Geneva K. Fought

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, RANDY FOUGHT and GENEVA K. FOUGHT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 03/24/2020

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

201911140117392

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022