Karen Johnson Davidson County
Batch# 324291 DEEDWARR
12/04/2019 09:54:47 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20191204-0124876

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 3rd day of December, 2019.

Notary Public:
My Commission Expires: 10/18/22

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Fred L. Howell, Jr. & Kyle Townsend P.O. Box 1196 Gallatin, TN 37066	Send Tax Bills To: New Owner	Map/Parcel Number: 052-02-0-244.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joe E. Drury, a single man**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Fred L. Howell, Jr., a married man and Kyle Townsend, a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 32 on the plan of Rainbow Terrace, Section III, as shown by plat of record in Plat Book 2133, Page 20, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 32 fronts 120 feet on the westerly side of Randy Road and runs back between lines 409.2 feet on the northerly line and 409 feet on the southerly line to the rear line on which it measures 120 feet.

BEING the same property conveyed to Joe E. Drury, a single man, by Warranty Deed from Donald H. Bee, unmarried, dated 3/31/09 and recorded 4/2/09 in Instrument No. 20090402-0029701, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Easement to the Madison Suburban Utility District of record in Book 8019, Page 813, in the Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters as shown on plat of record in Plat Book 2133, Page 20, in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property known as: 320 Randy Road, 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we 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 unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 3rd day of December, 2019.

Joe E. Drury

Joe E. Drury

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 Joe E. Drury, the bargainor(s), 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 3rd day of December, 2019.

Commission Expires: 10/18/22

Brenda Huntsman

Notary Public:

