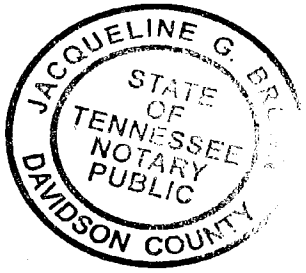
Karen Johnson Davidson County
Batch# 359990 DEEDWARR
02/19/2020 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $680.80
20200219-0018384



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $184,000.00

Affiant

Subscribed and sworn to before me, this 18th day of February, 2020.

Notary Public

My commission expires: 3-8-22

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donessa R. Rhodes	**Synovus Bank**	**043-10-103.00**
207-B Nix Drive	**1033 Demonbreun Street, Ste. 200**	
Madison, TN 37115	**Nashville, TN 37203**	

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 ACKNOWLEDGE, WE,

Deborah J. Fulghum and Melvin H. Fulghum, III, as joint tenants with right of survivorship,

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

Donessa R. Rhodes, an unmarried 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 in Davidson County, Tennessee, being Lot No. 2 on the resubdivision of Lot No. 35 of Anderson Estates of record in Book 6200 Page 726, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description.

Being the same property conveyed to Deborah J. Fulghum and Melvin H. Fulghum, III, as joint tenants with right of survivorship, from Harold Woosley and wife, Nancy C. Woosley, by Warranty Deed dated February 5, 1997, of record in Book 1034 Page 103, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 207-B Nix Drive, 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 in 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 my/our hand(s) this 18th day of February, 2020.

Deborah J. Fulghum

Melvin H. Fulghum, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Deborah J. Fulghum and Melvin H. Fulghum, III,** the within named Grantor(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, at office, this 18th day of February, 2020.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE2020-0008

True Copy Certification

I, Christine Hutchinson, 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 Tennessee

County of Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson 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:
Notary' Seal (if on paper)

