Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

FYE-H20302

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF July, 2020.

(Affix Seal) Notary Public

My Commission Expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kirby Adams Fye and Matthew A. Fye, wife and husband	NEW OWNERS	053.14-0-081.00
1406 Pawnee Trail		
Madison, TN 37115		

Karen Johnson Davidson County
Batch# 444296 **DEEDWARR**
07/27/2020 11:54:15 AM 2 pgs
Fees: $13.00 Taxes: $961.63

20200727-0082024

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, AUSTIN T. GHEE, A SINGLE MAN RICHARD M. GHEE, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KIRBY ADAMS FYE AND MATTHEW A. FYE, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Certain real property situated in the 11th Civil District of Davison County, Tennessee, and described as follows, to-wit:

BEGINNING at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930, in Book 843, Page 36 and 37, of the Register's Office for Davidson County, Tennessee, said POINT OF BEGINNING being marked with an iron pin in the westerly margin of said Pawnee Trail, S 56 deg. 47' East 235.8 feet, from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence southerly with a curve (R-1766.5' to the right) 100 feet, more or less, with the westerly margin of said Pawnee Trail, to a point marked with an iron pin; thence S 36 deg. 28' West 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve (R-1616.5' to the left) 91.5 feet, more or less, to a point marked with an iron pin; thence N 33 deg. 13' East 150 feet, more or less, to the POINT OF BEGINNING.

Being the same property conveyed to Austin T. Ghee, a single man and Richard M. Ghee, a married man, as joint tenants with right of survivorship by deed from Charles L. Bolton and wife, Wendi G. Bolton of record in Book 201707210073833, recorded on 07/21/2017, Register's Office for Davidson County, Tennessee.

Said property is not a primary resident for the said Richard M. Ghee.

( ) unimproved
This is (X) improved property known as 1406 Pawnee Trail, Madison, Tennessee 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is 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 GRANTEE, 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 24th day of July, 2020 :

Austin T. Ghee

Richard M. Ghee

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named AUSTIN T. GHEE AND RICHARD M. GHEE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, this 24th day of July, 2020.

Notary Public

My Commission Expires: _____

BRENDA M. HARRAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 6-19-2023