Karen Johnson Davidson County
Batch# 476048 DEEDWARR
09/15/2020 10:50:21 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20200915-0105092

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Clinton Randolph 322 McArthur Drive Madison, TN 37115	Evansville Teachers Federal Credit Union 200 Forest Ridge Rd. Louisville, TN 40223	043070-032.00

THIS INDENTURE, made this 14th day of September, 2020 between

Keith D. Walters, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Clinton Randolph

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in the 11th Civil District of Davidson County, being part of Lot No. 13 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County being Lot No. 139 on the Plan of Re-Subdivision of Lot Nos. 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning on the westerly margin of McArthur Drive at the southeast corner of the property, conveyed to John Bailey by deed from John W. Anderson and wife, of record in Book 1309, page 246, said Register's Office, being the corner of Lots Nos. 139 and 140; thence with the line between said two lots westwardly 150 feet to the common corner of Lots Nos. 139 and 140, 141, and 142; thence with line between Lots Nos. 139 and 142 southwardly 75 feet to the common corner of Lots Nos. 138, 139, 142, and 143; thence with the line between Lots Nos. 138 and 139 eastwardly 150 feet to the westerly margin of McArthur Drive; thence with said Drive northwardly 75 feet to the beginning.

Being the same property conveyed to Keith D. Walters by Warranty Deed dated 7/1/2004 from Susan Robnett, unmarried of record in Instrument No. 20040707-0080692, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 322 McArthur Drive, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Keith D. Walters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Keith D. Walters, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 14th day of September, 2020.

Notary Public
My Commission Expires: 7/3/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $175,000.00.

Affiant

Sworn to and subscribed before me, this 14th day of September, 2020.

Notary Public
My Commission Expires: 7/3/2023

