Karen Johnson Davidson County
Batch# 601713 DEEDWARR
03/29/2021 10:05:16 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20210329-0040629

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $140,000.00 Affiant Subscribed and sworn to before me This 12 day of March 2021. Notary Public My Commission Expires: 05/03/2021

TRENT NORTH NOTESTINE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2021

Address New Owners as:	Tax Bill To:	Map / Parcel
Barry Downer 1448 Neelys Bend Rd. Madison, TN 37115	New Owner	42-15-66.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Michael Webster and wife, Ladonshaneacia Webster**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Barry Downer, a married man** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 192, 193, 194 and 195, Block "B" on the Map of Marthonna Subdivision, of the Ezell Farm, not of record, and described as follows:

Beginning at a point in the west margin of Marthonna Road East, formerly Ezell Road East at the southeast corner of the property conveyed to J.T. Brinkley, by deed recorded in Book 1813, page 273, Register's Office for said County; thence along Brinkley's southerly line, North 86° 02' East 422.5 feet to a point thence; South 2° 58' West 100 feet to a point in the dividing line between Lots Nos. 191 and 192; thence with the line between said Lots, South 86° 02' East 422.5 feet to a point in the westerly margin of Marthonna Road East, formerly Ezell Road East; thence with the margin of the same, North 2° 58' East 100 feet to the point of beginning.

Being the same property conveyed to Michael Webster and Ladonshaneacia Webster by Warranty Deed from Sean Mark Killeen of record in Instrument No. 20160829-0090129, Register's Office for Davidson County.

This is improved property known as 210 E. Marathona Road, Madison TN 37115.

This is the same legal description as appears on the prior deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Easement of record in book 5613, page 290, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 17 day of March 2021.

Michael Webster

Ladonshaneacia Webster

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Michael Webster and wife, Ladonshaneacia Webster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 17 day of March 2021.

Notary Public

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

My Commission Expires: 05/03/2024