Karen Johnson Davidson County
Batch# 626971 DEEDWARR
04/30/2021 01:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,084.10
20210430-0058330

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61764
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Caleb James Williams Shelby Lou Megan Williams 400 Farris Avenue Madison, TN 37115	Tristar Bank 719 East College St Dickson, TN 37055

TAX MAP PARCEL NUMBERS: 04315008000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$293,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard A. Lighthall, III and Cecilia R. Lighthall, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Caleb James Williams and Shelby Lou Megan Williams, husband and wife,** hereinafter called the **Grantee**, Grantee's 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 Lots Numbered 68 and 69 and the rear or easterly part of Lot No. 66 on the unrecorded Map of East Madison Addition and described as follows:

Beginning at a point in the southerly margin of New Providence Pass 55 feet easterly from the east line of a 50 foot street, said point being the corner of Lots 67 and 68; thence southerly parallel to said street, passing the corner of Lots 67 and 68 at 150 feet to a point in the north line of Lot 65, thence easterly to a point in the west line of Lot 73; thence with the line between said Lots 66 and 73 and along the line between Lots 69 and 70, northerly 165 feet, more or less, to the south margin of New Providence Pass; thence, with the margin of the same northwesterly 110 feet to the point of beginning.

Being the same property conveyed to Richard A. Lighthall III and Cecilia R. Lighthall, husband and wife, by Warranty Deed from Shelia Odom, unmarried, dated December 11, 2014 and recorded on December 17, 2014, of record in Inst. No. 20141217-0115621, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years.

This is improved property, known as 400 Farris Avenue, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of April, 2021

Richard A. Lighthall, III

Cecilia R. Lighthall

State of Tennessee

County of Davidson

On this 22nd day of April, 2021, before me the undersigned authority, personally appeared **Richard A. Lighthall, III,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

Notary

State of Tennessee

County of Davidson

On this 22nd day of April, 2021, before me the undersigned authority, personally appeared **Cecilia R. Lighthall,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

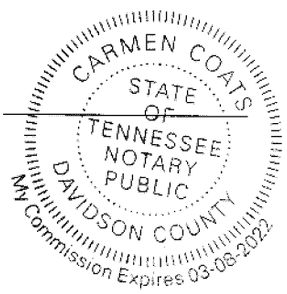
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $293,000.00.

Affiant

Sworn and subscribed before me this 29th day of April, 2021.

Notary

My Commission Expires: _____



True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022