WARRANTY DEED

Karen Johnson Davidson County
Batch# 655291 DEEDWARR
06/11/2021 12:18:13 PM 2 pgs
Fees: $13.00 Taxes: $1,187.70

20210611-0079030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Stephen Black	NEW OWNER	04306033000
(NAME)	(NAME)	
307 May Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we **Allie B. Toney a/k/a Allie Bell Toney, Individually, in fee simple**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Andrew Stephen Black and Karen Gail Black, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 129, on the Plan of Madison Park Subdivision, Section 8, of record in Book 4300, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 129 fronts the westerly margin of May Drive 75.0 feet and runs back between lines which measure 147.0 feet on the north side; 142.0 feet on the south side to a broken line in the rear on which it measures 79.0 feet.

Being the same property conveyed to Allie B. Toney, Individually, in fee simple by Quitclaim Deed from Charles F. Toney and wife, Allie B. Toney, as tenants by the entirety, dated 10/12/2005 and recorded 11/17/2005, of record in Instrument 200511170139108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 4300, Page 117; (2) Covenants, conditions, easements and restrictions recorded in Book 4532, Page 300, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 307 May Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), his/her/their 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.

Effective the 4th day of June, 2021.

Allie B. Toney by Randall Toney Attorney in Fact

Allie B. Toney a/k/a Allie Bell Toney by Randall Toney, Attorney In Fact

State of Tennessee
County of Williamson

On this 4th day of June, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Randall Toney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Allie B. Toney a/k/a Allie Bell Toney, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 202106030074674, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 4th day of June, 2021.

Jill L Swicegood

Notary Public:

My Commission Expires: 7/9/22

JILL L SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064