B841

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: February 1, 2001.

(AFFIX SEAL)

Instr:200004240040080 Page: 1 OF 2
REC'D FOR REC 04/24/2000 10:24:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $185.00

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Brents	OWNER	**25-4-16**
(NAME)	(NAME)	
207 West Cedar Street		
(ADDRESS)	(ADDRESS)	
Goodletsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carolyn Fitzpatrick, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Brents and Jimmie Lee Brents, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A lot in the town of Goodlettsville in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made January 3, 1928, by Eric Drake, County Surveyor for said County, as follows:

Beginning at a point, Roscoe's southwest corner and running thence North 5 1/4 degrees East with Roscoe's western boundary line 155 1/4 feet to the southwest corner of a lot conveyed to Roscoe McCoin and wife, Katie McCoin by deed from J.W. McCoin and wife, M.B. McCoin, of record in Book 1044, Page 537, Register's Office for Davidson County, Tennessee, and continuing with their western boundary line in all 200 feet to the southeast corner of the lot conveyed to Roscoe McCoin by deed from J.W. McCoin and wife, M.B. McCoin of record in Book 932, Page 655, Register's Office for said County; thence westerly with Roscoe McCoin's southern boundary line, 108 feet more or less to his southwest corner; thence southerly 180 feet to E.T. Cuningham's line; thence South 84 degrees East with his northern boundary line 50 feet to the beginning.

Being the same property conveyed to Carolyn Fitzpatrick by deed of record in Book 201, Page 59, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **207 West Cedar Street, Goodletsville, TN 37072**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **12th day of April, 2000**.

Carolyn Fitzpatrick

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Carolyn Fitzpatrick the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this **12th day of April, 2000.**

Commission expires: 2-18-01

Notary Public

