WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/05 09:06 3 pgs
Fees:18.00 Taxes:162.80

20050816-0096693

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$44,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 03/04/07
(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan M. Hughes	Joan M. Hughes	018-16-0-131.00
(NAME)	(NAME)	
323 Moncrief Ave.	323 Moncrief Ave.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Goodlettsville, 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, Doug Brooks and Denny Stamps, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Joan M. Hughes, 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. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 323 Moncrief Ave., Goodlettsville, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 10th day of August, 2005.

Doug Brooks

Denny Stamps

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Doug Brooks and Denny Stampswith whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 10th day of August, 2008.

Commission expires: 03/04/09

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

EXHIBIT A

LAND LYING IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R.L. MONTOYA LAND SURVEYING, INC. DATED MARCH 30, 2000, AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE NORTH MARGIN OF MONCRIEF AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 130 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING FURTHER EVIDENCED AS PARCEL 131 ON METRO TAX MAP 18-16; THENCE ALONG THE NORTH MARGIN WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1875.81 FEET, A DELTA ANGLE OF 2 DEG. 35 MIN. 49 SEC. AN ARC LENGTH OF 85.02 FEET, AND A CHORD OF NORTH 73 DEG. 22 MIN. 41 SEC. WEST AT 85.01 FEET TO AN IRON ROD, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL 132; THENCE ALONG THE EAST LINE OF SAID PARCEL NORTH 17 DEG. 42 MIN. 39 SEC. EAST 256.53 FEET TO AN IRON ROD, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 132; THENCE SOUTH 72 DEG. 42 MIN. 33 SEC. EAST 85.00 FEET TO AN IRON ROD, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 130; THENCE ALONG THE WEST LINE OF PARCEL 130 SOUTH 17 DEG. 42 MIN. 39 SEC. WEST 254.50 FEET TO THE IRON ROD AT THE POINT OF BEGINNING, CONTAINING 21,850.20 SQUARE FEET AND OR 0.497 ACRES, MORE OR LESS.

Being the same property conveyed to Doug Brooks and Denny Stamps, by Deed from Old Hickory Credit Union, dated July 8, 2005 and filed for record in Instrument No. 20050714-, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Old Hickory Credit Union, by Deed from L. Gino Marchetti, Jr., Successor-Trustee dated June 7, 2005 and filed for record in Instrument No. 20050609-0065911, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to L. Gino Marchetti, Jr., Successor-Trustee, by Deed from James Ray Crutchfield, unmarried dated May 2, 2005 and filed for record in Instrument No. 20050506-0051053, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to James Ray Crutchfield, unmarried, by Deed from William Thomas Baker, Carrie Elizabeth Turbeville, Betty Jean Hull, Jimmy Dean Baker and Mary Evelyn Holland, dated March 31, 2000 and filed for record in Instrument No. 20000403-0033150, Register's Office for Davidson County, Tennessee.