Davidson County DEEDWARR
Recvd: 05/02/06 08:29 3 pgs
Fees:18.00 Taxes:254.93
20060502-0050091

# TENNESSEE
# WARRANTY DEED

TO BE RECORDED IN THE **DAVIDSON COUNTY** REGISTER'S OFFICE
**RETURN TO PREPARER AFTER RECORDATION.**
THIS INSTRUMENT WAS PREPARED BY:

**Legacy Title Agency**
10434 Lovell Center Dr.
Knoxville, TN 37922
Telephone: (865) 963-0156

**The preparer of this instrument has not conducted an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.**

Name and address of Grantee/Property Owner:
**Ashley W. Jarman and Kristal D. Jarman/161 Harrington Avenue, Madison, TN 37115**
Name and address of entity responsible for payment of realty taxes if different from Grantee:

Affidavit of Value or Consideration

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $[illegible].00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me, this **26th** day of **April, 2006.**

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

Notary Public Seal

My Commission Expires: 7/28/07
July 28, 2007

**THIS WARRANTY DEED**, made this **26th** day of **April, 2006**, by and between, of **Rita P. Goins**, of **Davidson County**, State of **Tennessee**, (herein called "Grantor"), and **Ashley W. Jarman and wife, Kristal D. Jarman**, of **Davidson County**, State of **Tennessee**, (herein called "Grantee").

WITNESSETH:

**THAT SAID** Grantor, for and in consideration of the sum of ten and no/100 ($10.00) dollars and for other good and valuable considerations in hand paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby bargain, sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead, redemption, year's support and all other marital rights, the following described real property ("Demised Premises"), to wit:

Demised Premises:

**See Attached "Exhibit A"**
**Tax Parcel Identification Number of Demised Premises: Map 052010069 & 052010068**
**Property Address: 161 Harrington Avenue, Madison, TN 37115**

**SUBJECT TO** any and all matters, conditions, limitations, reservations, set back requirements, easements, restrictions and encumbrances shown on or relating to any subdivision plat of the Demised Premises and any restrictive covenants of record in the **DAVIDSON** County Register of Deeds Office and any survey referred to herein.

QPY

"EXHIBIT A"

TRACT ONE:

BEING Lot No. 1 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, and the easterly 25 feet of the abandoned Brooks Avenue as set forth by order of the Metropolitan Planning Commission, Bill No. 058-493, more particularly described as follows: BEGINNING on the northerly margin of Harrington Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, northwardly 128 feet to the southeast corner of Lot No. 40; thence westwardly 75 feet to a point; thence southwardly 128 feet to the northerly margin of Harrington Avenue; thence with the same, eastwardly 75 feet to the BEGINNING.

TRACT TWO:

BEING Lot No. 2 of Block "B" on the Map of Crittenden Estates as of record in Book 974, page 69 Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 50 feet on the northerly side of Harrington Avenue and runs back 120 feet on the westerly line and 135 feet on the easterly line to a dead line in the rear measuring 50 feet, more or less.

BEING the same property conveyed to Rita P. Goins by Warranty Deed from Charles G. McCormick and wife, Beulah McCormick, dated 05/30/1996, recorded 06/18/1996, in Deed Book 10089, Page 825, in the Register's Office for Davidson County, Tennessee.

RPG

**GRANTEE DOES** hereby assume and agree to pay all current year *ad valorem* real property taxes assessed against the Demised Premises, based upon pro ration at closing.

*The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.*

**TO HAVE AND TO HOLD** the Demised Premises to Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever, in fee simple. Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized in fee simple title of the Demised Premises herein conveyed, Grantor has full power, authority and good right to convey the Demised Premises, and will forever warrant and defend the title to the Demised Premises against the lawful claims of all persons. Grantor further covenants that Grantee shall have quiet enjoyment of the Demised Premises; that Grantor does make the covenant of further assurances; and that said Demised Premises are free from all encumbrances, **EXCEPT** the lien of current year *ad valorem* real property taxes and **EXCEPT** any liens and encumbrances that may be listed herein and on any exhibit hereto.

As used herein the singular shall mean the plural and the plural the singular, and any pronoun shall include the masculine, feminine or neuter gender as required by the context hereof.

**IN WITNESS WHEREOF,** Grantor has executed this Warranty Deed or has caused this Warranty Deed to be executed by a duly authorized representative, this the date first above-written.

**GRANTOR:**

Rita P Goins

**Rita P. Goins**

**STATE OF TENNESSEE** §
§
**COUNTY OF DAVIDSON** §

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the said State and County, aforesaid, **Rita P. Goins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this **26th** day of **April, 2006**.

Dolores E. Brown

My Commission Expires: _____ Notary Public Seal

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007