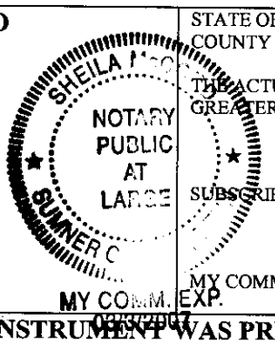
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/06 08:19 2 pgs
Fees:13.00 Taxes:227.18

20060614-0070418



STATE OF TENNESSE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6/06/2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

U.S. Title Partners, Inc. 1105 Newman's Trail Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice L. Napier	SAME	**11-0 182.00**
(NAME)	(NAME)	
P.O. Box 330776		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **Jerrell D. Rawls and wife, Penny J. Rawls**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janice L Napier**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED FEBRUARY 18, 1997, AND KNOWN AS JOB #960306 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A 50' INGRESS-EGRESS, UTILITY AND PRIVATE WATER LINE EASEMENT, SAID POINT OF BEGINNING BEING 753.52' NORTHWESTERLY FROM THE NORTHWESTERLY MARGIN OF GREER ROAD, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING THE CENTER OF THE SAID EASEMENT, S. 52 DEG. 51 MIN. 47 SEC. W 369.52' TO AN IRON PIN IN A FENCE LINE, THE LINE OF THE MONTRY DUKE PROPERTY OF RECORD IN BOOK 4731, PAGE 932, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH DUKE'S LINE AND A FENCE N. 43 DEG. 19 MIN. 58 SEC. W 560.30' TO AN IRON PIN; THENCE, LEAVING DUKE'S LINE, N. 66 DEG. 00 MIN. 11 SEC. E 535.33' TO AN IRON PIN IN THE CENTER OF SAID 50' INGRESS-EGRESS, UTILITY AND PRIVATE WATER LINE EASEMENT; THENCE WITH THE CENTER OF SAID EASEMENT, THE FOLLOWING TWO CALLS: S 21 DEG. 09 MIN. 07 SEC. E 146.84' TO AN IRON PIN; THENCE, S. 27 DEG. 19 MIN. 28 SEC. E 298.54' TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM PAUL BRIAN IGNATZ, UNMARRIED TO JERRELL D. RAWLS AND PENNY J. RAWLS, HUSBAND AND WIFE AS RECORDED ON THE 4TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050404-0036044 AND WARRANTY DEED FROM CHARLES E. SPENCER, JR. AND WIFE ADA PAULETTE SPENCER TO PAUL BRIAN IGNATZ, UNMARRIED AS RECORDED ON THE 12TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031112-0165570, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to taxes which have been assumed by Grantee, any and all restrictions of record, all easements of record, any visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

☒ Unimproved
☐ This is Improved property known as: **2683 Greer Rd., Goodlettsville, TN 37072**

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 our hand this 6th of June, 2006.

Jerrell D. Rawls

Penny J. Rawls

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerrell D. Rawls and wife, Penny J. Rawls, 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.

Commission expires:

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
MY COMM. EXP. 03/3/2007

Notary Public