WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/06 11:13 2 pgs
Fees:13.00 Taxes:445.85
20061114-0141247

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Barringer	Timothy Barringer	34-14-27
(NAME)	(NAME)	
241 Aurora Avenue	same	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(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, Jeffrey York, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Barringer and wife Cabrina Barringer, 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:

Being a parcel of land in the 11th civil district of Davidson County, Tennessee, being part of Lot 34 of the Elmore Hill Subdivision of Edgemeads Farms as recorded in Book 547, Page 89 and 90 in the Register's Office of Davidson County, Tennessee, and more particularly as shown by a survey of Barge, Waggoner, and Sumner, Engineers, dated November 16, 1961, and described as follows:

Beginning at an iron pin, said pin being in the northerly margin of the proposed Aurora Avenue and the common line between lots 33 and 34 of the subdivision of Edgemeads Farms: thence N. 7 deg 48' W. 164.03 feet with the common fence line between lots 33 and 34 to an iron pin; thence N. 89 deg. 06' 172.49 feet with an existing fence to an iron pin; thence, S. 4 deg. 23' E. 126.78 feet with an existing fence to an iron pin in the northerly margin of proposed Aurora Avenue; thence, westerly with the northerly margin of proposed Aurora Avenue 166.16 feet around a curve to the right of radius 350.00 feet having a central angle of 27 deg. 12' to the point of beginning, containing .65 acres, more or less.

Being the same property conveyed to Jeffrey York, by deed of record in Instrument No. 20050125-0009029, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 241 Aurora, 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 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 hand this 9th day of November, 2006.

Jeffrey York

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 Jeffrey York with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of November, 2006.

Commission expires:

Notary Public

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County