Return to:
Bridgehouse Title, LLC
1602 W. Northfield Blvd
Suite 500
Murfreesboro, TN 37129

File No. 270100711

WARRANTY DEED

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/06/07 14:15 2 pgs
Fees:13.00 Taxes:406.63
20070206-0015579

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Mears	~~Carol Mears~~ Crown Mortgage Services	04204002200
(NAME) 1035 Highland Circle	(NAME) 812 Wren Road	
(ADDRESS) Madison, TN 37115	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jowanna V. Belcher, AKA Jowanna V. Wyse, and Clayton A. Wyse, married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol Mears and Chris Douglass, married, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 5 on the Map of Bransford Realty Company's Amqui Subdivision, as shown by plat of record in Book 423, Pages 38 & 39, of the Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING in the center line of Highland Circle at a point 88 feet west of the corner of Lot Nos. 4 and 5, said point being the southwest corner of the property conveyed to Cecil Pritchett and wife, by deed from J.V. Ellis and wife, of record in Book 1132, Page 205, said Register's Office; thence with said Pritchett's westerly line, northwardly 311 feet, more or less, to the southerly line of the property conveyed to B. F. Ferris and wife, by deed from J. V. Ellis and wife, of record in Book 873, Page 366, said Register's Office; thence with said line, westwardly 91 feet, more or less, to the easterly line of the property conveyed to Charles W. Cope and wife, by deed from Elmer P. Dunn and wife, of record in Book 917, Page 227, said Register's Office; thence with said line, southwardly 330 feet, more or less, to the center line of Highland Circle; thence with the same, eastwardly 116.5 feet, more or less, to the beginning.

Being the same property conveyed to Jowanna V. Belcher, unmarried by Warranty Deed from Jackie R. Presley, Jr., dated February 9, 1994, and of record in Book 9248, Page 683, Register's Office for said County.

Subject to all matters as set forth per Book 421, Pages 38 & 39, Register's Office of said County.

Clayton A. Wyse hereby joins in this conveyance for the purpose of conveying any and all marital interest in said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1035 Highland Circle, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 30th day of January, 2007.

Jowanna V. Belcher AKA Jowanna V Wyse

Jowanna V. Belcher, AKA Jowanna V. Wyse

Clayton A Wyse

Clayton A. Wyse

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jowanna V. Belcher, AKA Jowanna V. Wyse, and Clayton A.Wyse, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of January, 2007.

Commission expires: Aug. 20, 2007

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 270100711

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