WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/22/08 09:56 2 pgs
Fees:13.00 Taxes:647.50

20080522-0052536

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/5/2010 (AFFIX SEAL)

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rodney M. Scott, Attorney, 12 Public Square, Murfreesboro, TN 37130, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Nevils Easley	JP Morgan Chase Bank	183-5-A-175.00CO
(NAME)	(NAME)	
413 Catspaw Pl	5409 Maryland Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, I, **JANENE BLOW, a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGARET NEVILS EASLEY and husband, CHARLES HOUSTON EASLEY**, 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:

Land in Davidson County, Tennessee being Lot No. 122 on the Plan of October Woods, Phase 3, Section 6, a Planned Unit Development, of record in Plat Book 9700, page 915, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said lot.

This being the same property conveyed to JaNene Blow, an unmarried person by Warranty Deed from Yazdian Construction, Inc., dated November 15, 2001, filed of record on November 29, 2001, in Instrument No. 20011129-0130619, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to covenants, memorandums, assessments, dedications, conditions, restrictions, and easements of record in Book 9840, page 276; Book 10181, page 986; Book 10548, page 501; Book 10548, page 503; Book 11477, page 748; Charter of HOA of record in Book 9840, page 259; By-Laws of record in Book 9840, page 267; subdivision restrictions, building lines and easements of record in Plat Book 9700, page 915; and access to common areas of record in Instrument No. 200004250041127, all in the Register's Office of Davidson County, Tennessee, and to the 2008 County/Metro taxes which the party of the second part agrees to assume and pay.

unimproved ☐

This is improved ☒ property, known as 413 Catspaw Place, Antioch, TN 37013

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 22nd day of April, 2008.

JaNene Blow

STATE OF ~~TENNESSEE~~ SC

COUNTY OF Richland

Personally appeared before me, a Notary Public of said County and State, JaNene Blow, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 22nd day of April, 2008.

Commission expires:

Emma L Tucker

Notary Public

Comm Exp May 3, 2009

