Davidson County DEEDWARR
Recvd: 07/11/08 14:25 3 pgs
Fees:18.00 Taxes:969.47
20080711-0071518

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Patricia J. Clawson-Huard
Michael A. Huard
2163 Tinnin Road
Goodlettsville, TN 37072

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 7
PARCEL 112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Georgena J. Virga, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Patricia J. Clawson-Huard and husband, Michael A. Huard**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne S. Cooper, Sr., Surveyor, February 18, 1973, as follows:

Beginning at an iron pin in a fence line common with Willard Pursly and running thence N. 86 degrees 34' W. 1,424.4 feet to a point; thence N. 5 degrees E. 557.8 feet to an iron pin in a hickory; thence S. 86 degrees 30' E. 70 feet to a point in Church Camp Road; thence continuing with same, S. 46 degrees E. 100 feet to a point; thence with the center line of Church Camp Road, S. 16 degrees E. 200 feet to a point, S. 61 degrees 30' E. 162 feet to a point; thence S. 87 degrees 30' E. 398 feet to a point; thence S. 83 degrees E. 169 feet to a point; thence S. 47 degrees E. 220.5 feet to a point; thence S. 63 degrees E. 123.2 feet to a point; thence S. 80 degrees E. 101.5 feet to a point; thence N. 85 degrees 30' E. 97.4 feet to an iron pin in the center of the road; thence S. 8 degrees 27' W. 55 feet to the beginning, containing 7.931 acres, more or less, together with perpetual easement for ingress and egress to Tinnin Road as contained in Book 7032, page 433 and modified in Book 8654, page 47, both in said Register's Office.

Being the same property conveyed to Georgena J. Virga by deed from James Michael Shepard and wife, Mary Sue Hartline-Shepard, of record in Instrument No. 20011022-0115053, Register's Office for Davidson County, Tennessee, dated August 7, 2001; and conveyed to Georgena J. Virga and Katherine Fenstermacher, both unmarried persons, as Joint Tenants with the Rights of Survivorship by Quitclaim Deed from Georgena J. Virga, of record in Instrument No. 20030214-0020315, said Register's Office, dated January 9, 2003; and conveyed to Georgena J. Virga, unmarried by Quitclaim Deed from Katherine Fenstermacher, unmarried, of record in Instrument No. 20041221-0151428, said Register's Office, dated December 8, 2004.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2163 Tinnin Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 9th day of July, 2008.

Georgena J. Virga

STATE OF INDIANA)
COUNTY OF MARION)

Before me, the undersigned, of the state and county aforesaid, personally appeared Georgena J. Virga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 9th day of July, 2008.

Notary Public

My Commission Expires: JAMIE RANKIN Marion County My Commission Expires November 28, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $262,020.00.

AFFIANT

Subscribed and sworn to before me this 11 day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 9-25-2010

JEANNE BURTON GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires September 25, 2010

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

