Davidson County DEEDWARR
Recvd: 01/12/09 11:04 3 pgs
Fees:18.00 Taxes:527.25
20090112-0002736

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Laurel Garrett
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2009.

T. GARRISON NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Ulysses S. Argow and Kathleen F. Argow	**same**	**75-13-123.00**
308 Jacksonian Drive		
Hermitage, TN 37076		

FOR AND IN 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,

George A. Lefevers and wife, Reba Sue Lefevers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Ulysses S. Argow and Kathleen F. Argow,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2009 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 2900, page 48-49, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **308 Jacksonian Drive**
Hermitage, TN 37076

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 not 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 ever 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 January, 2009.

George A. Lefevers
George A. Lefevers

Reba Sue Lefevers
Reba Sue Lefevers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **George A. Lefevers and Reba Sue Lefevers**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison TN

This 9th day of January, 2009.

T. Garrison
Notary Public

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

My Commission Expires: _____

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hermitage Hills Subdivision, of record in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 12 fronts 80.0 feet on the southwesterly side of Jacksonian Drive and extends back between lines measuring 200.4 feet on the southeasterly line and 205.0 feet on the northwesterly line to a dead line in the rear on which it measures 94.4 feet.

Being the same property conveyed to GEORGE A. LEFEVERS AND WIFE, REBA SUE LEFEVERS, by Warranty Deed from HARTFORD J. LEWIS AND WIFE, June LEWIS, filed for record 02/13/1975 in Book 4680, page 557, Register's Office for DAVIDSON County, Tennessee.