WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090037934 DEEDWARR
Recvd: 06/08/09 11:09 3 pgs
Fees: 18.00 Taxes: 199.05

20090608-0052885

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,798.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 2009

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas C. VanTassel (NAME)	SAME AS NEW OWNERS (NAME)	01500007900
2402 Claylick Road ~~3108 Union Hill Road~~ (ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189-9081 ~~Joelton, TN 37080~~ (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, Larry J. Martin and Linda Fay Merritt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas C. VanTassel and wife, Rita Sue VanTassel

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 the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described partly according to a survey made by Erle Drake, County Surveyor for said County, March 24 and March 31, 1930, as follows:

BEGINNING at a stake in the northeast corner of a 16 foot right-of-way to County Road; thence with the northern boundary line of a tract of land owned by W. F. Williams, north 86 1/2 degrees west 642 feet to a corner of the property conveyed to Raymond W. Barnes and wife by deed from James A. Jones, Jr. and wife of record in Book 2203, Page 75, Register's Office for Davidson County, Tennessee; thence with Barnes' line, north 3 degrees east 150 feet to a corner of the Barnes land; thence with Barnes' line north 86 1/2 degrees east 642 feet to the westerly line of the Leonard Baxter property; thence with Baxter's westerly line south 3 degrees 150 feet to the beginning.

Together with an easement for right-of-way as set out in deed from W. F. Williams to Maud Cuthbert and husband of record in Book 290, Page 232 and in deed from Susan Shelby to James A. Jones, Jr. and wife, of record in Book 1432, Page 474 in the Register's Office for Davidson County, Tennessee, as follows:

A roadway 16 feet wide from the intersection of the southeast part of the above described tract of land southwardly to the County Road as shown on survey made by Earle Drake, County Surveyor, March 24 and 31, 1930.

Being the same property conveyed to Andrew D. Milliken and wife, Mary J. Milliken by Warranty Deed from H. I, Smith and wife, Dorothy Smith of record in Book 3373, Page 237 in the Register's Office for Davidson County,

CONTINUED

unimproved ( )
This is improved (X) property, known as 0 Union Hill Road, Joelton, TN 37080 (legal address)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
3108 Union Hill Road, Joelton, TN 37080 (mailing address)

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 our hand s this 28th day of May 2009

Larry J. Martin

Linda Fay Merritt

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 Larry J. Martin and Linda Fay Merritt

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 28th day of May, 2009.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

Tennessee. **The said Mary Josephine Milliken having since died on January 2, 2001 and the said Andrew Douglas Milliken having since died on February 16, 2008. By the Last Will and Testament of the same Andrew Douglas Milliken,probated in the Seventh Circuit Court *** THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009 AND SUBSEQUENT YEARS AND RIGHT-OF-WAY EASEMENTS OF RECORD IN BOOK 290, PAGE 232 AND BOOK 1432, PAGE 474, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*** (Probate Division) for Davidson County, Tennessee,said property was devised to Larry J. Martin and Linda Fay Merritt. Further an Executor's Quitclaim Deed was executed by Larry J. Martin and Linda Fay Merritt as Co-Personal Representatives of the Estate of Andrew D. Milliken to convey property herein described to Larry J. Martin and Linda Fay Merritt, individually, which deed is of record as Instrument No. 20090106-0001078 in the Register's Office for Davidson County, Tennessee.**