WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/09 15:03 3 pgs
Fees:18.00 Taxes:956.08
20090612-0054934

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-17-11
(AFFIX SEAL)

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa L. Wilson	New South Federal Savings Bank	181-00-0-231.00
(NAME)	(NAME)	
5945 Pettus Road	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Birmingham, AL 35210	
(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, Michael E. Desmond, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa L. Wilson, _____, 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:

Beginning at an iron rod situated in the westerly margin of Pettus Road, said point being the northeast corner of the Steven & Joyce Samples property of record in Book 9491, Page 138, Register's Office for Davidson County, Tennessee. Thence, leaving said road, N84 degrees 08' 48" W, a distance of 2008.00 feet to an iron rod: thence, N 05 degrees 51' 12" E, a distance of 235.48 feet to an iron rod: Thence, S 82 degrees 34' 49" E, a distance of 721.59 feet to an iron rod: Thence, S 11 degrees 04' 55"W, a distance of 166.45 feet to an iron rod: Thence S 84 degrees 08' 48" E, a distance of 1308.68 feet to an iron rod situated in the westerly margin of Pettus Road; Thence along said road, along a curve to the right, having a central angle of 01 degrees 35' 52", a radius of 1809.68 feet, a tangent of 25.23 feet, a length of 50.46 feet, and having a chord which bears S 13 degrees 38' 16" W, a distance of 50.46 feet to the point of beginning and containing 5.188 acres of land more or less.

Quitclaim Deed

Being the same property conveyed to Michael E. Desmond, by ~~Warranty Deed~~ dated April 28, 2006 from Jennifer Lynn Walters of record in Instrument No.20060517-0057717 and Instrument No. 20090612-0054933, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Michael E. Desmond by Monte Mohr as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090612-0054932, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5945 Pettus Road, Cane Ridge, 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 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 my hand this 5th day of June, 2009.

Michael E. Desmond

Michael E. Desmond
By: Monte Mohr as Her Attorney-In-Fact

By Monte Mohr as his Attorney in fact

STATE OF TENNESSEE

COUNTY OF Williamson

On this 5th day of June, 2009, before me personally appeared monte Mohr, the person who executed the foregoing Instrument on behalf of Michael E. Desmond, and acknowledged that he executed the same as the free act and Deed of the said Michael E. Desmond, through Power of Attorney granted Monte Mohr by the said Michael E. Desmond.

Witness my hand and official seal at Franklin, Tennessee this 5th day of June, 2009.

Commission expires:

11/14/09

TENNESSEE NOTARY PUBLIC

Notary Public

I, Philip Ellis, 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 according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY