WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090047047 DEEDWARR
Recvd: 07/13/09 16:12 2 pgs
Fees:13.00 Taxes:44.40
20090713-0065502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-8-12

(AFFIX SEAL)

FRANKIE MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76 White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
March Egerton	NEW OWNER	08303021600
(NAME) 4216 Brush Hill Road	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, Eric Goodman as Trustee and not personally under to provisions of a trust agreement dated the 17th day of November, Two Thousand Five known as New Life Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO March Egerton, 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 the northerly 40 feet of lot No. 9, all of Lot No. 10 and the southerly 40 feet of Lot No. 11 and that part of a 12-foot alley lying immediately east of the rear lines of same as shown on the plan of Mrs. Minnie E. Martin's Subdivision as of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee, and part of Lot No. 58 on the Plan of Brownsville as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described together according to a survey by Parrish Engineers Inc., dated February 24, 1969, as follows:
Beginning at a point in the easterly margin of Riverside Drive 10 feet north of the common front corner of lots No. 8 and 9 on the Plan of Mrs. Minnie E. Martin's Subdivision; thence with said margin of Riverside Drive, northwardly 130 feet to a point 40 feet north of the southwest front corner of Lot No. 11 on said plan; thence at right angles, eastwardly 205.5 feet to a point in the easterly margin of a 12 foot alley, passing the westerly margin of said alley at 193.5 feet; thence with the easterly margin of said alley and westerly line of lot No. 58 on the Plan of Brownsville; northwardly 60 feet to a point; thence at right angles eastwardly 294 feet to a point; thence at right angles and a fence line southwardly 190 feet to a point at a fence corner; thence at right angles and with a fence line westerly 499.5 feet to the point of beginning, passing the easterly margin of the aforementioned 12 foot alley 294 feet and the westerly margin of said alley at 304 feet.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLEY EXCLUDED FROM THIS CONVEYANCE IS A TRACT OF LAND WITH WAS CONVEYED TO EDWARD FARIA BY DEED OF RECORD IN INSTRUMENT NUMBER 20061002-0121966, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 9, all of Lot No. 10 and the southerly 40 feet of Lot No. 11 and that part of a 12-foot alley lying immediately east of the rear lines of same as shown on the plan of Mrs. Minnie E. Martin's Subdivision as of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Eric Goodman as Trustee and not personally under the provisions of a trust agreement dated the 17th day of November, Two Thousand and Five known as New Life Trust by deed from Yvette Rene Jones of record in Instrument Number 20051118-0139304 and in Instrument Number 20060511-0055307, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 547, Page 137 and in Book 21, Page 9, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4308, Page 560, said Register's Office.

The Grantor hereby affirms that he is the sole beneficiary of Trust as well as Trustee and has complete rights to convey it.

unimproved ☒

This is improved ☐ property, known as 0 Carter Avenue, Nashville, TN 37206

(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 9th day of July, 2009.

New Life Trust

By: Eric Goodman

Eric Goodman, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eric Goodman as Trustee of New Life Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of July, 2009.

Witness my hand and official seal at Nashville, Tennessee this 9th day of July, 2009.

Commission expires:

5/8/12

FRANKIE A. MATHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public