WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090072904 DEEDWARR
Recvd: 10/27/09 13:02 2 pgs
Fees:13.00 Taxes:388.50
20091027-0099077

Victor Hazelwood Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

Box 13
#15252

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward J. Michael	Edward J. Michael	13307013300
(NAME)	(NAME)	
3326 Goodland Road	3326 Goodland Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(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, Linda Oliver and Barbara Connors and Patricia Lane and Richard Randolph and Jenifer Phillippi and Scott Paquette and Jimmy Rucker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward J. Michael, 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 Lot No. 71, Section 1, on the Plan of Glencoe Acres, of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 71 fronts 80 feet on the northerly side of Goodland Road and runs back between lines 235 feet on the westerly side and 226.9 feet on the easterly side to a dead line in the rear and measures 80.2 feet on said dead line.

Being the same property as conveyed to Thurman L. Randolph and wife, Marie Randolph by deed of record in Book 6027, Page 684, Register's Office for Davidson County, Tennessee. The said Marie Randolph predeceased Thurman L. Randolph. The said Thurman L. Randolph died testate leaving as his sole heirs at law Marie Randolph's and Thurman L. Randolph's living children, reference probated will of record in instrument # 20091016-0096095. Thurman L. Randolph's living children were Caroline Terry, Linda Oliver, Barbara Connors, Patricia Lane, and Richard Randolph, reference heirship affidavit of record in instrument # 20091027-0099071. Marie Randolph's only living child was Jimmy Rucker, reference heirship affidavit of record in instrument # 20091027-0099070. The said Caroline Terry died intestate leaving her two children Jenifer Phillippi and Scott Paquette as her sole heirs at law as referenced in Thurman Randolph's heirship affidavit.

This instrument is executed on behalf of Richard Randolph, by Barbara Connors as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091027-0099076, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Patricia Lane by Barbara Connors as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091027-0099073, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Scott Paquette by Barbara Connors as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091027-0099074, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jenifer Phillippi by Barbara Connors as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091027-0099075, , in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jimmy Rucker by Barbara Connors as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091027-0099072, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3326 Goodland Road, Nashville, TN 37211

(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 our hands this 4th day of September, 2009.

Patricia Lane by Barbara Connors
Patricia Lane by Barbara Connors, her attorney in fact

Linda M. Oliver
Linda Oliver

Richard Randolph by Barbara Connors
Richard Randolph by Barbara Connors, his attorney in fact

Barbara Connors
Barbara Connors

Scott Paquette by Barbara Connors
Scott Paquette by Barbara Connors, his attorney in fact

Jenifer Phillippi by Barbara Connors
Jenifer Phillippi by Barbara Connors, her attorney in fact

Jimmy Rucker by Barbara Connors
Jimmy Rucker by Barbara Connors, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 4th day of September, 2009, before me personally appeared Barbara Connors, the person who executed the foregoing instrument on behalf of Richard Randolph, Patricia Lane, Scott Paquette, Jenifer Phillippi and Jimmy Rucker and who acknowledged that she executed the same as the free act and deed of the said of Richard Randolph, Patricia Lane, Scott Paquette, Jenifer Phillippi and Jimmy Rucker , through Power of Attorney granted her by the said Richard Randolph, Patricia Lane, Scott Paquette, Jenifer Phillippi and Jimmy Rucker.

Witness my hand and official seal at Nashville, Tennessee this 4th day of September, 2009.

Commission expires:
3/20/2010

Victor Hazelwood Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public

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 Barbara Connors with whom I am personally acquainted or proved to me on the basis of satisfactoryevidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of September, 2009.

Commission expires:
3/20/2010

Victor Hazelwood Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public

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 Linda Oliver with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of September, 2009.

Commission expires:
3/20/2010

Victor Hazelwood Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public