WARRANTY DEED 15404

Davidson County DEEDWARR
Recvd: 01/22/10 10:00 3 pgs
Fees:18.00 Taxes:77.70
20100122-0005615

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$21,000.00**

Roger McDaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST DAY OF JANUARY, 2010.**

Notary Public

MY COMMISSION EXPIRES: **June 18, 2012.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger McDaniel	Owner	**149-04-0 047.00**
(NAME)	(NAME)	
336 **Bell Road**		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, I, **Sherry Jan Paris Janicke**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger McDaniel and wife Rhonda McDaniel**, 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 described according to a survey made by Hickerson-Miller Engineers, Surveyors, on March 30, 1959, revised September 28, 1959 as follows:

Beginning at an iron pin on the westerly margin of Bell Road at the intersection of said margin with the northern boundary line of the property conveyed to J. E. Moss by deed from Walter Julian Johnson and wife of record in Book 2304, Page 613, Register's Office for Davidson County, Tennessee; thence with the northern boundary line of said Moss property north 36 degrees, 16' west 84.6 feet and north 71 degrees 35' west 200.2 feet to an iron pin in the eastern boundary line of the Hilton Fisher property; thence with the same north 3 degrees, 55' east 161.2 feet to an iron pin; thence south 63 degrees east 375.9 feet to the westerly margin of said Bell Road; thence with the same south 41degreees west 160 feet to the beginning, containing 1.03 acres, more or less.

Being the same property conveyed to **Sherry Jan Paris Janicke** by deed of record in Instrument 20080211-0013784, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **335 Bell Road, Nashville, TN 37217**

(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/our hand(s) this 21st day of January, 2010.

Sherry Jan Paris Janicke

State of Tennessee

County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Sherry Jan Paris Janicke the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 21st day of January, 2010.

Commission expires:6/18/12

Notary Public

PHILLIP LEO
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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