WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100035843 DEEDWARR
Recvd: 06/14/10 11:15 2 pgs
Fees:13.00 Taxes:588.30
20100614-0045913

LARRY D. CRAIG NOTARY PUBLIC AT LARGE GREATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHANE LEE	NEW OWNER	
(NAME)	(NAME)	
508 NESBITT LANE		MAP 42-07 PARCEL 20
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(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, **MARJORIE RANDOLPH, a single woman, by and through RALPH STEVE RANDOLPH, Attorney in Fact,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~SHANE LEE AND WIFE~~ **KENYA LEE,** 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. 23 on the Plan of Castle Grove Subdivision, Section II, as of record in Plat Book 2900, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 117.0 feet on the northerly margin of Nesbitt Lane and extends back 385.8 feet on the easterly line and 365.6 feet on the westerly line to a dead line in the rear measuring 118.86 feet thereon.

Being the same property conveyed to Ralph C. Randolph and wife, Marjorie Randolph by deed of record in Book 4755, page 272, Register's Office for Davidson County, Tennessee, the said Ralph C. Randolph having since died on 10/21/93 the property vests in Marjorie Randolph as surviving tenant by the entirety.

RALPH STEVE RANDOLPH executes this instrument as Attorney in Fact for MARJORIE RANDOLPH, pursuant to power of attorney of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

*married

This is improved property, known as 508 NESBITT LANE, MADISON, TN 37115
(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(s) this 9th day of June, 2010.

Marjorie Randolph
MARJORIE RANDOLPH

Ralph Steve Randolph
BY: RALPH STEVE RANDOLPH, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, RALPH STEVE RANDOLPH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for MARJORIE RANDOLPH and is authorized by MARJORIE RANDOLPH to execute this instrument on her behalf.

WITNESS my hand and official seal this 9th day of June, 2010

NOTARY PUBLIC

My commission expires: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

Return To:

Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

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