BILL GARRETT, Davidson County
Trans:T20100040664 DEEDWARR
Recvd: 07/02/10 09:54 2 pgs
Fees:13.00 Taxes:647.13

20100702-0051955

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF JUNE, 2010

Notary Public

MY COMMISSION EXPIRES: 05-06-13

(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Mendenhall and Davina Mendenhall	SA Mortgage Services, LLC dba Birchfield Home Mortgage	
	(NAME)	
2755 Morgan Road	1620 Gateway Blvd., Ste 101	015-00-0-090.01
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Thomas J. Klem, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey Mendenhall and Davina Mendenhall, husband and wife, as joint tenants with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IIN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY C & K SURVEYORS, LLC DATED JUNE 28, 2010, AS FOLLOWS:

BEGINNIING AT AN IRON PIN IN THE NORTHERN RIGHT-OF-WAY OF MORGAN ROAD AND BEING THE NORTHWEST CORNER OF A TRACT OWNED BY MILDRED BATES, BEING LOT #1 ON THE PLAN OF WILSON SUBDIVISION AS OF RECORD IN PLAT BOOK 4595, PAGE 129 AND BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE WITH THE WESTERLY LINE OF BATES, S 13-10-00 E. 373.75' TO AN IRON PIN BY A 36" TULIP POPLAR; THENCE, S 2-30-00 W, 135.00' TO A CONCRETE MONUMENT ON THE SOUTH BANK OF A CREEK; THENCE, N 88-30-00 W, 479.00' TO A CONCRETE MONUMENT BY A "T" POST; THENCE, WITH THE EASTERLY LINE OF ANNA O'LEARY AS OF RECORD IN INSTRUMENT #200909150114630, N 10-00-00 E, 248.00' TO AN IRON PIN; THENCE, WITH THE LINE OF L.C. O'SAILE AS OF RECORD IN DEED BOOK 2543, PAGE 27, N 59-30-00 E, 159.00' TO A POINT; THENCE, N 59-19-11 E, 114.47' TO AN IRON PIN FOUND, IN THE MARGIN OF MORGAN ROAD; THENCE, N 49-15-00 E, 153.00' TO THE POINT OF BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO THOMAS J. KLEM AND WIFE, STAR B. KLEM, BY DEED FROM SHIRLEY ANN MORRIS, AN UNMARRIED PERSON, OF RECORD AS INSTRUMENT NO. 20030221-0023235, DATED FEBRUARY 19, 2003, SAID REGISTER'S OFFICE. THEN BEING FURTHER CONVEYED TO THOMAS J. KLEM, AN UNMARRIED MAN, BY QUITCLAIM DEED FROM THOMAS J. KLEM AND STAR B. KLEM, HUSBAND AND WIFE, OF RECORD AS INSTRUMENT NO. 20070508-0055294, DATED FEBRUARY 2, 2007, SAID REGISTER'S OFFICE.

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

unimproved ( )
This is improved (X) property, known as 2755 Morgan Road, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our ~~hand(s)~~ this 30th day of June, 2010.

Thomas J. Klem

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas J. Klem, the herein bargainor(s), 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.

Witness my hand and official seal, this the 30th day of June, 2010.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

RETURN TO:
Southland Title & Escrow Co. Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011