WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110009253 DEEDWARR
Recvd: 02/14/11 13:53 2 pgs
Fees:13.00 Taxes:495.80
20110214-0012608

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/19/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew R. Melton	New Owner	51-5-55
(NAME)	(NAME)	
907 Due West Avenue North		
(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/WE, Mark A. Born and Lindsay C. Born, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew R. Melton and Crystal Melton, husband and wife, 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. 81 on the Map of Due WEST VALLEY ACRS, not of record, in the 11th Civil District of said County and described according to a copy of a survey thereof made by H.R. Swann, Hr. Surveyor, dated April 20, 1947 as follows:

Beginning at a point in the southerly margin of Due West Avenue (aka New Due West Avenue) at the corner of Lots Nos. 80 and 81; thence, with the line between said Lots, southwardly 500 feet to a point; thence eastwardly 100 feet to the corner of Lots No. 81 and 82; thence, with the line between said Lots, northwardly 500 feet to the southerly margin of Due West Avenue (aka New Due West Avenue); thence, with said margin, westwardly 100 feet to the beginning.

Being the same property conveyed to Mark A. Born and Lindsay C. Born, husband and wife, by Warranty Deed from Lance R. Crawford and Diane W. Crawford, husband and wife, as of record in Instrument Number 20091007-0093301 Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 907 Due West Avenue North, 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 our hands this 10th day of February, 2011.

Mark A. Born

Lindsay C. Born

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Born and Lindsay C. Born, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 10th day of February, 2011.

Commission expires:



Notary Public