WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110010257 DEEDWARR
Recvd: 02/18/11 09:43 2 pgs
Fees: 13.00 Taxes: 346.69
20110218-0013845

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,700.00

Randall West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2011.

Cari Allen
Notary Public

MY COMMISSION EXPIRES: 11-4-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 2401 Memorial Boulevard, Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall W. West	Randall W. West	119-14-0 044.00
(NAME)	(NAME)	
259 Tanksley Avenue	259 Tanksley Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, Jeffrey N. West and Paula J. West, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall W. West, a single man, 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. 27 of Block "D" on the unrecorded Plan of Woodbine Courts, Section 2, described according to a survey made by Blanchard and Parrish, Engineers, as follows, to-wit:

BEGINNING on the Southerly margin of Tanksley Avenue at the corner of Lot Nos. 26 and 27, being 75 feet West of the Northwest corner of the property conveyed to Joseph F. Morrow, Jr. and wife, by deed from James B. Hewette and wife, of record in Book 1429, page 56, Register's Office for said County; thence with said Avenue, Westwardly 75 feet to the corner of Lot Nos. 27 and 28; thence with the line between said two lots, Southwardly 156.5 feet to common corner of Lot Nos. 2, 3, 27 and 28; thence with the line between Lots 3 and 27, Eastwardly 75 feet to the common corner of Lot Nos. 3, 4, 26 and 27; thence with the line between said Lot Nos. 26 and 27, Northwardly 156.5 feet to the beginning.

BEING all of the same property conveyed to Jeffrey N. West and Paula J. West by Warranty Deed from Tommie Hughes Williams, individually and as Executor of the Estate of Cynthia (Cindy) Marie Claiborne, dated October 6, 2008, and filed of record in Instrument 20081008-0102124, and corrected in Instrument 20091016-0096033, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 1163, page 441, Register's Office for said County, and to all matters set out on the aforesaid unrecorded plat.

unimproved ☐

This is improved ☑ property, known as 259 Tanksley Avenue, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 17th day of February, 2011.

Jeffrey N. West

Paula J. West

STATE OF TENNESSEE

COUNTY OF Robertson

On this 17th day of February, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey N. West and Paula J. West**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-4-13

Notary Public,

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY