Bk 36
24945

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2011

Notary Public

NOTARY PUBLIC AT LARGE
June B. Rowell
My Commission Expires MAY 20, 2014
STATE OF TENNESSEE

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R-VRES-11-1500

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie W. Williamson, Jr.,		
1500 Norvel Avenue	(NAME) SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		72-4-81.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KEITH W. BEHRENS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JIMMIE W. WILLIAMSON, JR., AND SHERIDYN L. WILLIAMSON, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 15 FEET OF LOT NO. 4 AND ALL OF LOT NO. 5 ON THE MAP OF SHADOWLAWN SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF NORVEL AVENUE, 15 FEET EAST OF THE COMMON CORNER OF LOTS 4 AND 5; THENCE WITH THE MARGIN OF SAID AVENUE, WESTERLY 47.8 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHWESTERLY 43.98 FEET TO A POINT IN THE EASTERLY MARGIN OF KENNEDY AVENUE; THENCE WITH THE MARGIN OF SAID AVENUE, SOUTHERLY 108.2 FEET TO A POINT; THENCE EASTERLY 85.5 FEET TO A POINT WHICH IS 15 FEET EAST OF THE REAR COMMON CORNER OF LOTS 4 AND 5; THENCE NORTHERLY, PARALLEL TO THE LINE BETWEEN SAID LOTS, 134.5 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KEITH W. BEHRENS BY WARRANTY DEED FROM ROBERT B. BECK AND WIFE, MARTHA LU BECK, RECORDED ON THE 9TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051209-0148417, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 1130, PAGE 84; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

MELANIE BEHRENS JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 1500 Norvel Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110053603 DEEDWARR
Recvd: 08/30/11 14:02 2 pgs
Fees:13.00 Taxes:314.50
20110830-0067216

Witness my/our hand(s) this 29th day of August, 2011.

Keith W. Behrens by Andy Allen as Attorney in Fact

Melania Behrens by Andy Allen as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of August, 2011, before me personally appeared ANDY ALLEN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Keith W. Behrens and Melania Behrens and who acknowledged he/she/they executed the same as the free act and deed of the said Keith W. Behrens and Melania Behrens.

Witness my hand and official seal, this the 29th day of August, 2011.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903