WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110054369 DEEDWARR
Recvd: 09/01/11 15:27 2 pgs
Fees:13.00 Taxes:555.00

20110901-0068034

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August 2011

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) MY COMMISSION EXPIRES: January 9, 2012

KIMBERLY D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 235 A Dunbar Cave Road Clarksville, Tennessee 37043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Wayne Detring	Gerald Wayne Detring	33-3/3.00
(NAME) Gerald Wayne Detring	(NAME) 1233 Hyatt Lane [redacted]	
(ADDRESS) Goodlettsville, TN	(ADDRESS) Goodlettsville, TN 37072	
(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, Juanita Lucille Fryrear Jett, unmarried hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Gerald Wayne Detring, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, in the 10th Civil District, being Lot No. 2 of Solitude Acres, Section 1, as of record in Plat Book 3700, Page 48, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description of said lot.

Being the same property conveyed to James L. Jett by deed from Michael A. Brown and wife, Paula S. Brown and filed for record on August 25, 1982 in Book 528, Page 819, in the Register's Office for Davidson County, Tennessee. James L. Jett is deceased and date of death was January 3, 2001. Juanita Lucille Fryrear Jett is the sole devisee under the Will of James Leslie Jett of record in Will Book 64, page 417, Sumner County, Tennessee Probate Court.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Easement to The City of Goodlettsville, Tennessee of record in Book Volume 7695, Page 644, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 935 Old Dickerson Rd., Goodlettsville, TN 37072
(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 my hand this 31st day of August, 2011.

Juanita Lucille Fryrear Jett

Juanita Lucille Fryrear Jett

STATE OF TENNESSEE

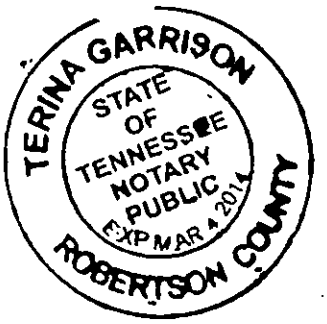
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary in and for said state and county, Juanita Lucille Fryrear Jett, unmarried known to me (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that the execution of the same to be her free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee this 31st day of August, 2011.

Commission expires:

Notary Public



Notary Seal