WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055198 DEEDWARR
Recvd: 09/07/11 09:25 2 pgs
Fees:13.00 Taxes:473.60
20110907-0069052

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2011

SANDY MEYER NOTARY PUBLIC AT DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: ~~March 03, 2014~~ 5/8/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcel A. Bouchard	Marcel A. Bouchard	05201023000
(NAME)	(NAME)	
302 Neely Bend Rd.	302 Neely Bend Rd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Greg K. Self and John L. Hickman, *HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARCEL A. BOUCHARD, unmarried AND LISA CHAMBERLAIN, unmarried, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *as tenants in common

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Land located in the Eleventh (11) Civil District of Davidson County, Tennessee, described as follows: Being the westerly 100 feet of Lot Number 18 on the Plan of Madison Park Subdivision, as shown of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee.

Said part of Lot 18 fronts 100 feet on the south side of Neely's Bend Road and runs back between parallel line 236 feet to a dead line in the rear.

Being the same property conveyed by Quitclaim Deed on December 31, 2009 to Southern Home Rescue, a Tennessee general partnership, from SHR Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20091231-0118850, Register's Office for Davidson County, Tennessee. Further being the same property conveyed on October 13, 2010 to Greg K. Self and John L. Hickman by Quitclaim Deed from Southern Home Rescue, a Tennessee general partnership, of record in Instrument No. 20101014-0082319, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF MADISON PARK SUBDIVISION, OF RECORD IN BOOK 421, PAGE 184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.

unimproved ☐

This is improved ☑ property, known as 302 Neely's Bend Rd., 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 29th day of August, 2011.

Greg K. Self

John L. Hickman

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of August, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Greg K. Self and John L. Hickman**, 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:
March 03, 2014

Notary Public, DEANIE L. GREGORY

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115