WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055318 DEEDWARR
Recvd: 09/07/11 11:10 2 pgs
Fees:13.00 Taxes:739.63
20110907-0069195

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Joshua Mark Norman	Waterstone Mortgage	06104012300
(NAME)	(NAME)	
4716 Tanglewood Drive	1133 Quail Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Pewaukee, WI 53072	
(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, Sharon R. Haynes, an unmarried woman and Dianne H. Sturdivant, a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSHUA MARK NORMAN, a Single Person, 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:

LAND IN the 11th CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, being known as a part of the northeast part of Tract 3 of the A. J. McGaughey Land, not of record (erroneously referred to as McDaughey Land in prior deed) shown as an unnumbered tract on the plan of A. J. McGaughey's 2nd Haysboro Subdivision, as of record in Book 647, Page 43, Register's Office for Davidson County, Tennessee, and being the southerly part of Lot No. 20 on the unrecorded plan of Mrs. McGaughey's Subdivision of part of Tract 3 of A. J. McGaughey's 2nd Haysboro Subdivision, and described according to a survey made November 24, 1954 by Stephen A. Draper, Surveyor, as follows:

BEGINNING at a point on the northeasterly margin of Tanglewood Drive, at an iron pin 150 feet southeasterly, as measured along the margin of said Drive, from the southeasterly margin of Haysboro Road; thence North 64 deg. East 291 feet to an iron pin; thence South 16 deg. East 55 feet to a point; thence South 19 deg. 30' East 45 feet to an iron pin at the common corner of Lots 20 and 21; thence with the line between said lots, South 64 deg. West 295 feet to an iron pin on the northeast margin of Tanglewood Drive; thence with said Drive, North 16 deg. West 100 feet to the beginning.

Being the same property conveyed to Sharon R. Haynes and Dianne H. Sturdivant by Quitclaim Deed from Evelyn Robinson by and through her Attorney-in-Fact, Sharon R. Haynes, which Quitclaim Deed is dated March 4, 2005 and recorded March 8, 2005 as Instrument No. 20050308-0025714 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO ANY MATTERS APPEARING ON A SURVEY DATED NOVEMBER 24, 1954 BY STEPHEN A. DRAPER, SURVEYOR AND SUBJECT TO ANY MATTERS SET FORTH ON THE PLAN OF A. J. MCGAUGHEY'S 2ND HAYSBORO SUBDIVISION OF RECORD IN BOOK 647, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE RIGHT-OF-WAY OF TANGLEWOOD DRIVE.

The property described above is not the principal residence of either of the Grantors.

unimproved ☐

This is improved ☑ property, known as 4716 Tanglewood Drive, Nashville, TN 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, 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 23rd day of August, 2011.

Sharon R. Haynes

Dianne H. Sturdivant

STATE OF TENNESSEE

COUNTY OF Davidson

On this 23rd day of August, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sharon R. Haynes and Dianne H. Sturdivant**, 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