BILL GARRETT, Davidson County
Trans:T20120010260 DEEDWARR
Recvd: 02/10/12 10:22 2 pgs
Fees:13.00 Taxes:295.63
20120210-0011985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Michelle R. Estes
Affiant

Subscribed and sworn to before me, this 8TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle R. Estes,Unmarried	Same as New Owner	04315014300
	(NAME)	
401 Farris Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robert W. Slate, Jr.,Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michelle R. Estes,Unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A LOT FRONTING ON THE SOUTH SIDE OF PROVIDENT PASS, FARRIS AVENUE EXTENSION APPROXIMATELY 86 FEET BY 162 FEET, IRREGULAR AND BEING KNOWN AS PARCEL 143 ON TAX MAP 43-15, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF PROVIDENT PASS AND FARRIS (ALSO KNOWN AS KINSEY BLVD), SAID PARCEL BEING IN THE OLD 11TH CIVIL DISTRICT AND OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY (RODC) AS PARCEL 143 ON COUNTY PROPERTY MAP 43-15 AND DESCRIBED IN DEED BOOK 5212, PAGE 173, (RODC), SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT IN THE EAST MARGIN OF FARRIS AVENUE, SAID MONUMENT BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED AND BEING THE NORTHWEST CORNER OF ANOTHER PARCEL BELONGING TO STANFORD AS DESCRIBED IN DEED BOOK 4595, PAGE 148 (RODC), SAID MONUMENT BEING 217 FEET MORE OR LESS SOUTH OF THE INTERSECTION OF SAID EAST MARGIN WITH THE SOUTH MARGIN OF PROVIDENT PASS, THENCE,

1) ALONG THE MARGIN N 04-54 W A DISTANCE OF 120.64 FEET TO A POINT, THE BEGINNING OF A CURVE TO THE RIGHT THENCE,

2) WITH THE CURVE (HAVING A RADIUS OF 123.96 FEET, A DELTA OF 24 DEGREES 29 MINUTES, A TANGENT OF 26.90 FEET) AN ARC LENGTH OF 52.97 FEET TO A POINT AT THE END OF THE CURVE THENCE.

3) CONTINUING WITH SAID MARGIN N 19-35 E A DISTANCE OF 23.34 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A 20 FOOT RADIUS TO THE RIGHT THENCE,

4) WITH THE 20.00 FOOT RADIUS (HAVING A DELTA OF 95 DEGREES 36 MINUTES, A TANGENT OF 22.06 FEET) AN ARC LENGTH OF 33.37 FEET TO A POINT, SAID POINT BEING IN THE SOUTH MARGIN OF PROVIDENT PASS, AND BEING THE NORTHWEST CORNER TO SADLER AS EVIDENCED IN DEED BOOK 3315, PAGE 351 (RODC), AND BEING THE END OF THE RADIUS THEN

5) LEAVING SAID MARGIN AND CONTINUING WITH SADLER'S WEST LINE S 02-43 E A DISTANCE OF 150.00 FEET TO AN IRON PIN, SAID PIN BEING SADLER'S SOUTHWEST CORNER THENCE,

6) CONTINUING WITH SADLER'S SOUTH LINE S 64-49 E A DISTANCE OF 55.00 FEET TO AN IRON PIN IN ROPER'S WEST LINE AS DESCRIBED IN DEED BOOK 4013, PAGE 527 (RODC), SAID PIN BEING THE SOUTHEAST CORNER TO SADLER THENCE,

WARRANTY DEED
(Continued)

7) ALONG ROPER'S WEST LINE S 02-43 E A DISTANCE OF 24.82 FEET TO AN IRON PIN IN STANFORD'S NORTH LINE AS DESCRIBED IN DEED BOOK 4595, PAGE 148 (RODC), SAID PIN BEING THE SOUTHEAST CORNER TO THE PROPERTY HEREIN DESCRIBED, AND BEING THE SOUTHWEST CORNER TO ROPER THENCE,

8) ALONG STANFORD'S NORTH LINE S 85-06 W A DISTANCE OF 89.95 FEET TO A CONCRETE MONUMENT, THE BEGINNING, CONTAINING 10,309 SQUARE FEET MORE OR LESS AND BEING THE PROPERTY CONVEYED TO BUSH AND DUNCAN AND DESCRIBED AS TRACT 4 IN DEED BOOK 6564, PAGE 793, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT W. SLATE, JR. BY QUITCLASIM DEED FROM ROBERT W. SLATE AND WIFE, RUTH N. SLATE OF RECORD BY INSTRUMENT NO. 20000711-0068572, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2012 TAX AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 401 Farris Avenue, 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 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.

Witness my/our hand(s) this 8th day of February, 2012.

Robert W. Slate, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert W. Slate, Jr., Unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of February, 2012.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072