Davidson County DEEDWARR
Recvd: 02/15/12 08:30 3 pgs
Fees:18.00 Taxes:185.00
20120215-0013077

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Kari E. Huskey
Affiant

Subscribed and sworn to before me, this 13TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 2/23/15

(AFFIX SEAL)

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

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
Kari E. Huskey, an unmarried woman	SAME (NAME)	02900002200 & 02900002300
4044 Bernard Rd. (ADDRESS)	(ADDRESS)	
Joelton, TN 37080 (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 Gloria Faye Arrington, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kari E. Huskey, an unmarried woman, 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:

PROPERTY LOCATED IN THE 1ST COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, TN. AND BEING DESCRIBED ACCORDING TO A SURVEY BY JEFFREY PATRICK CHANDLER, RLS #2353, 3421 COOPER NICHOLSON ROAD, PLEASANT VIEW, TN 37146 AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF BERNARD ROAD BEING THE SOUTH WEST CORNER OF THIS TRACT;
THENCE NORTH 03 DEGREES 52 MINUTES 30 SECONDS WEST PASSING A SET IRON ROD AT 15 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A SET IRON ROD IN THE SOUTH LINE OF ALVIN F. KOLZ (INSTRUMENT 200808050080544, R.O.D.C), SAID IRON ROD BEING SOUTH 03 DEGREES 52 MINUTES 30 SECONDS EAST 3.91 FEET FROM AN EXISTING ANGLE IRON;
THENCE WITH SAID ALVIN F. KOLZ NORTH 85 DEGREES 41 MINUTES 37 SECONDS EAST A DISTANCE OF 198.07 FEET TO AN EXISTING AXLE AND COMMON CORNER TO CONNIE STEIMLE (DEED BOOK 5438, PAGE 7, R.O.D.C.);
THENCE WITH SAID STEIMLE SOUTH 04 DEGREES 08 MINUTES 46 SECONDS EAST A DISTANCE OF 110.08 FEET TO AN EXISTING IRON ROD;
THENCE SOUTH 04 DEGREES 11 MINUTES 01 SECONDS EAST A DISTANCE OF 92.16 FEET TO AN EXISTING IRON ROD;
THENCE SOUTH 86 DEGREES 31 MINUTES 24 SECONDS WEST A DISTANCE OF 35.18 FEET TO AN EXISTING IRON ROD;
THENCE SOUTH 03 DEGREES 16 MINUTES 53 SECONDS EAST PASSING AN EXISTING IRON ROD AT 113.92 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 128.68 FEET TO A POINT IN THE CENTER LINE OF BERNARD ROAD;
THENCE WITH SAID CENTER LINE SOUTH 85 DEGREES 50 MINUTES 04 SECONDS WEST A DISTANCE OF 162.57 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 61035.7 SQUARE FEET, 1.40 ACRES MORE OR LESS.

BEING A COMPOSITE DESCRIPTION OF THE PROPERTY DESCRIBED IN DEED BOOK 6516, PAGE 10 AND PART OF THE PROPERTY DESCRIBED IN DEED BOOK 9766, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO J. L. KOLZ AND WIFE, LENA KOLZ BY DEED FROM J. P. KOLZ OF RECORD IN BOOK 911, PAGE 360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID J. L. KOLZ HAVING PREDECEASED LENA KOLZ. THE SAID LENA KOLZ HAVING SINCE DIED AND BY WILL OF LENA KOLZ, DECEASED, A CERTIFIED COPY OF RECORD IN BOOK 9766, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE PROPERTY WAS DEVISED TO JOHN TOSO, AS TO A LIFE ESTATE AND FEE TITLE TO FRANCES MARIE TOSO ORAND. THE SAID JOHN B. TORSO HAVING SINCE DIED. FRANCES MARIE ORAND HAVING

WARRANTY DEED
(Continued)

DIED TESTATE AND BY HER LAST WILL AND TESTAMENT OF RECORD IN WILL BOOK 195, PAGE 654, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, A 1.5 ACRE TRACT WAS DEVISED TO GLORIA FAYE ARRINGTON. ALSO BEING THE SAME PROPERTY CONVEYED TO JACK D. ARRINGTON AND WIFE, GLORIA FAYE ARRINGTON BY DEED FROM JAMES JC MIDGETT, JR., TRUSTEE OF RECORD BY INSTRUMENT NO. 20001207-0120688, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JACK D. ARRINGTON HAVING SINCE DIED.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 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 4044 Bernard Road, Joelton, TN 37080
(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 13th day of February, 2012.

Gloria Faye Arrington
Gloria Faye Arrington

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLORIA FAYE ARRINGTON, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of February, 2012.

Mary Birthright
Notary Public

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

My Commission Expires:11/03/15

(SEAL)

RETURN TO:
Amy Cross Nance Attorney at Law
1600 Westgate Circle
Brentwood, TN 37027

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

