Davidson County DEEDWARR
Recvd: 04/23/12 11:23 2 pgs
Fees:13.00 Taxes:473.60
20120423-0034435

WARRANTY DEED

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 17TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 6-19-12

(AFFIX SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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
Russell A. North, a single person and George A. Lawson and Patsy L. Lawson, husband and wife	First Community Mortgage	03407004100
	(NAME)	
220 Twin Hills Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37219	
(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 James C. Angell, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Russell A. North, a single person and George A. Lawson and Patsy L. Lawson, husband and wife, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 107 ON THE PLAN OF SHEPHERD HILLS, SECTION III, AS OF RECORD IN BOOK 2900, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES C. ANGELL AND WIFE, NORMA J. ANGELL, BY DEED FROM A. J. COLEMAN AND WIFE, EDITH COLEMAN OF RECORD IN BOOK 4274, PAGE 206, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID NORMA J. ANGELL HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2012 AND SUBSEQUENT YEARS.

SHERRIE GARMON AND LINDSEY F. GARMON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JAMES CLYDE ANGELL, PURSUANT TO THE DURABLE POWER OF ATTORNEY BEING RECORDED BY INSTRUMENT NO. **20120423-0034434**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 220 Twin Hills Drive, 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 17th day of April, 2012.

WARRANTY DEED
(Continued)

James C. Angell

James C. Angell

By: Sherrie Garmon
Sherrie Garmon, Attorney in Fact

James C. Angell

James C. Angell

By: Lindsey F. Garmon
Lindsey F. Garmon, Attorney in Fact

State of Tennessee
County of Davidson

On this 17th day of April, 2012, before me personally appeared Sherrie Garmon and Lindsey F. Garmon, known to me, or proved to me on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument on behalf of James Clyde Angell, and who acknowledged that such persons executed the same as the free act and deed of the said James Clyde Angell.

Mary Birthright
Notary Public

My commission expires: 11-3-15

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

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

True Copy Certification

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

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013