BILL GARRETT, Davidson County
Trans:T20120035273 DEEDWARR
Recvd: 05/14/12 11:30 3 pgs
Fees:18.00 Taxes:462.50
20120514-0041382

WARRANTY DEED

VRES12-0914

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

CAROLYN A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Aaron Hetrick	Aaron Hetrick	
914 Wedgewood	(NAME) 914 Wedgewood	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	105-09-347.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN HOWSE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON HETRICK, a married person hereinafter called the Grantee(s), 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 part of Lot No. 22 on Waverly Land Company's Plan of Lots, called "Waverly Place", as of record in Book 57, Page 95, Register's Office for said County, described as follows:

Beginning on the northerly margin of Grove Avenue 50 feet easterly from the easterly margin of Hillside Avenue; thence with the northerly margin of Grove Avenue, eastwardly 50 feet; thence northwardly parallel with Hillside Avenue, 150 feet; thence at right angles, westwardly 50 feet to a point 50 feet easterly from the easterly margin of Hillside Avenue; thence southwardly 150 feet to the beginning.

Being the same property conveyed to Bond P. Overton and wife, Geraldine H. Overton by Deed from W. R. Dotson, a widower of record in Book 4326, Page 471, Register's Office for Davidson County, Tennessee, dated April 15, 1969. The said Bond P. Overton having since died.

Being the same property conveyed to John Howse with Geraldine H. Overton retaining a life estate, by Deed from Geraldine H. Overton, a widow of record in Instrument No. 20071026-0126886, Register's Office for Davidson County, Tennessee, dated October 23, 2007. Geraldine E. Overton having since died on October 14, 2009.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 914 Wedgewood, Nashville, Tennessee 37203
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 10th day of May, 2012.

John Howse

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of May, 2012, before me personally appeared John Howse to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of May, 2012.

Notary Public

My Commission Expires: JULY 15, 2015

(SEAL)

"SEE ATTACHED DOCUMENT"

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside

On 5/9/12 (Date) before me, Raeanne M Rogers, Notary Public (Here Insert Name and Title of the Officer)

personally appeared John Howse (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

RAEANNE M. ROGERS
COMM. #1944239
Notary Public - California
RIVERSIDE COUNTY
My Comm. Exp. July 15, 2015

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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