This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/21/12 11:48 4 pgs
Fees:23.00 Taxes:475.45
20120521-0043761

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
William F. Saffell & Betty B. Saffell 2135 Schuster Road Jarrettsville, MD 21084	same	051-12-0-051.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas Ervin**, unmarried, herereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **William F. Saffell and wife, Betty B. Saffell**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the lands of N. O. Love, deceased, of record in Minute Book 7, page 176, County Court for said County, described according to a survey made by H. Gee, Surveyor, May 17, 1958 and according to a survey made by John B. Kohl, III, dated May 9, 1985, as follows:
>
> Beginning on the northerly line of property conveyed to Newman Cheek by deed from K. H. Dodson and wife, of record in Book 772, page 315, Register's Office for said County, at a point N 74 deg. 26.5 min. W 886.41 feet from the southeast corner of the original 15 acre tract conveyed to Mrs. W. A. Core by deed from R. E. Love and wife, of record in Book 670, page 69, said Register's Office; thence with the northerly line of said Cheek property N 74 deg. 26.5 min. W 120 feet; thence N 15 deg. 28 min. E 168.03 feet to the southerly margin of Coreland Drive; thence with said Drive S 74 deg.32 min. E 120 feet to a point 897.61 feet west of the easterly line of said original 15 acre tract as measured along the southerly margin of Coreland Drive; thence southwardly 168.22 feet, more or less, to the beginning.

Being the same property conveyed to Thomas Ervin by deed from Mary E. Crumpler, Christa A. Mixon and Christopher Mixon, of record in Book 10408, page 586, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. Property taxes for 2012 are a lien, but not yet due and payable.
2. Sanitary Sewer and Storm Water Drainage easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4178, page 169, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

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, their heirs and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and assigns, 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.

This improved property is known as: 1312 Coreland Drive, Madison, TN 37115.

WITNESS MY HAND this 18th day of May, 2012, in Franklin, Tennessee.

THOMAS ERVIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Thomas Ervin, 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, at Franklin, Tennessee, this 18th day of May, 2012.

NOTARY PUBLIC

Thomas N. Jones State of Tennessee Notary Public County of Williamson

My Commission Expires: 7-6-15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $128,500.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 18th day of May, 2012, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-6-15

Thomas N. Jones State of Tennessee Notary Public County of Williamson

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

