BILL GARRETT, Davidson County
Trans:T20120046353 DEEDWARR
Recvd: 06/22/12 13:30 2 pgs
Fees:13.00 Taxes:140.60
20120622-0055004

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Marvin Layne
4336 Central Pike
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 087-00-0
PARCEL 119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **M. P. Sullivan, Jr. and wife, Patricia Sullivan,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marvin Layne and wife, Wilda J. Layne,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying in the Fourth Civil District of Davidson County, Tennessee, and described according to a survey of John D. McCormick on July 28, 1973, as follows:

Beginning at a point on the southern right of way of Central Pike, being the northeast corner of a tract conveyed to Margaret Sullivan Dixon as recorded in Book 4643, Page 719; thence South 1deg. 30 min. West for a distance of 150.25 feet; thence South 86 deg. 18 min. West for a distance of 60.0 feet; thence South 1 deg. 04 min. West, for a distance of 181.9 feet; thence South 89 deg. 58 min. East, for a distance of 160.0 feet; thence North 1 deg. 17 min. East for a distance of 330.00 feet to a point in the southerly right of way of Central Pike; thence North 86 deg. 25 min. West, along the said right of way of Central Pike, 100.0 feet to the point of beginning, containing 1.02 acres, more or less.

Being the same property conveyed to M. P. Sullivan, Jr. and wife, Patricia Sullivan by deed from Mrs. Helen Sullivan, a widow of M.P. Sullivan, dated August 11, 1973, filed for record in Book 4737, Page 898, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants conditions and all matters and notes as may be shown in the Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **4336 Central Pike Hermitage, TN 37076.**

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 our hands this 21st day of June, 2012.

M. P. Sullivan, Jr.

Patricia Sullivan

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named M. P. Sullivan, Jr. and wife, Patricia Sullivan, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 1.1.16

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DEAN ROBINSON

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $38,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 1.1.16

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DEAN ROBINSON