WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/12 15:08 2 pgs
Fees:13.00 Taxes:477.30
20120627-0056507

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,000.00**

Lee Ann Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-6-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Riddle	Wells Fargo Bank	**052010226.00**
(NAME)	(NAME)	
739 Walnut Street	P.O. Box 1629	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Minneapolis, MN 55440-1629	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BRECK DOUGLAS, UNMARIED, FORMERLY KNOWN AS BRECK ELLEN GOOCH** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN RIDDLE, UNMARRIED,** 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:

Two Tracts of Land in Davidson County, Tennessee, described as follows:

Tract I: Being Lot No. 33 and the North ½ of Lot No. 32 Block "A" on the Plan of the Resubdivision of Power & Roth's Subdivision of Madison Park, as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 75 feet on the east side of Walnut Avenue and run back between parallel lines 150 feet to a dead line.

Tract II: Being the South 25 feet of the West 100 feet of Lot No. 18 on the Plan of Madison Park Subdivision, as of record in Book 421, page 84, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the East side of Walnut Avenue, as now located, and runs back between parallel lines, 100 feet to a dead line.

Being the same property conveyed to Ashley G. Gooch and wife, Breck Ellen Gooch by Warranty Deed from Jane Douglas Creek, Donald A. Douglas and Carl E. Douglas, the only Heirs-at-Law of Mary W. Douglas, also known as Mary Emma Douglas, deceased, dated August 31, 2005, recorded September 8, 2005 of record in Instrument No. 20050908-0107883, Register's Office for Davidson County, Tennessee. *

unimproved ☒

This is improved ☐ property, known as **739 Walnut Street, 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.

* Further conveyed to Breck Douglas formerly known as Breck Ellen Gooch, by Quitclaim Deed from Ashley G. Gooch of record in Instrument Number 20120627-0056506, said Register's Office.

Witness my hand this 11th day of June, 2012.

Breck Douglas

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Breck Douglas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2012.

Commission expires: 5/20/14

Notary Public

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15