WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120050512 DEEDWARR
Recvd: 07/10/12 08:51 2 pgs
Fees:13.00 Taxes:129.50
20120710-0060352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $35,000.00

Cynthia Burnes
Affiant

GINA M. KRANTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/3/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE E. WILLIS	SAME	MAP 74 PARCEL 34
(NAME)	(NAME)	
2219 NEELY'S BEND ROAD		
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(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, **QUENELLE BURNES, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOE E. WILLIS, and wife, MICHELE A. WILLIS**, 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:

A tract of 4.96 acres in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by Blanchard & Parrish, Engineers, March 9, 1940, as follows:
Beginning at a stake in the north terminus of a road between a 3 inch ash and a 6 inch hackberry in the east line of the property of Roark in the north line of A. R. Crowley property being the southwest corner of this tract; thence along Roark's east line north 6 degrees East 279 feet to a point in the line of Roark property, formerly the J. P. Cowley property; thence along south line of same, South 83 degrees 45 minutes East 780 feet to a post in the west line of the property of E. N. Peeler, formerly Overton Place; thence with the line of the same south 10 degrees West 279 feet to A. R. Cowley northeast corner; thence with his north line, north 83 degrees 35' west 765 feet to the beginning, containing 4.96 acres, more or less.

Being the same property conveyed to QUENELLE BURNES by deed dated 1/18/85 of record in Book 6478, page 32, Register's Office for Davidson County, Tennessee.

The subject tract of land has access to the public way by an existing 12 foot wide right of way along the westerly boundary of Tract No. 1, as is referenced in Book 8293, page 192, Register's Office for Davidson County, Tennessee, in which Grantees have an ownership interest.

This property has no access or road frontage and the Grantees by acceptance hereof acknowledge that they are the owners of property adjacent to the property described which provides access.

This is the same legal description as on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 2225 NEELY'S BEND ROAD, 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 hand this 6th day of July, 2012.

QUENELLE BURNES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, QUENELLE BURNES the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2012.

Commission expires: 9/3/2012

SUSAN R. KRANTZ NOTARY PUBLIC STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public