BILL GARRETT, Davidson County
Trans:T20120053347 DEEDWARR
Recvd: 07/19/12 14:58 3 pgs
Fees:18.00 Taxes:197.95
20120719-0063670

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Dale Mandel & Rebecca Mandel
444 Beech Avenue
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 51.12-0-113.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Carl Booth, Robert Booth and Catherine T. Holbrook,** hereinafter called the **Grantors**, do hereby convey unto **Dale Mandel and wife, Rebecca Mandel,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being part of Lot No. 3 on the unregistered plan of the subdivision of the Old Haysboro Lots, as shown on the plan of Montague Park subdivision as of record in Book 421, Page 141, Register's Office for said county, described according to a survey made on July 18, 1829 by S.M. Murray Engineering Company as follows:

Beginning at the southwesterly margin of Beech Avenue at a corner of the property conveyed to Melba Laurence Pryor by deed from Richard J. Poteet, Trustee, of record in Book 1422, Page 296, said Register's office; thence with the southwesterly margin of Beech Avenue northwestwardly 70 feet to the corner of Lots 3 and 4 on said plan; thence southeastwardly 70 feet; thence northeastwardly 80.8 feet; thence southeastwardly 70 feet; thence northeastwardly 82.7 feet to the beginning.

Being the same property conveyed to Harris J. Booth and wife, Lucille P. Booth by Warranty Deed of record in Book 2544, Page 315, Register's Office for said County.

Harris J. Booth passed away on March 27, 1973 and Lucille P. Booth passed away on July 30, 1992, leaving as their sole heirs, Robert Booth, Carl Booth and Patricia Ann Troxel. Patricia Ann Troxel passed away on January 7, 2007, leaving as her sole heir, Catherine Troxel Holbrook.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 444 Beech Avenue, Madison, TN 37115

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this

conveyance. All future taxes are the sole responsibility and liability of the Grantee.

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

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 28 day of June, 2012.

Carl Booth

Catherine T. Holbrook

Robert Booth

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Carl Booth and Catherine T. Holbrook known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 28 day of June, 2012.

Notary Public in and for the
State of Tennessee

My Commission Expires: 5/23/16

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $53,500.00.

Affiant

Sworn and subscribed before me on June 28, 2012.

Notary Public

My Commission Expires : 5-23-16

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Florida
County of Osceola

BEFORE ME, the undersigned authority, on this day personally appeared Robert Booth known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 28th day of June, 2012.

Kimberly M. Porter

Notary Public in and for the
State of Florida

My Commission Expires:

KIMBERLY M. PORTER
Notary Public - State of Florida
My Comm. Expires Sep 8, 2015
Commission # EE 128844