BILL GARRETT, Davidson County
Trans:T20120055679 DEEDWARR
Recvd: 07/30/12 10:37 2 pgs
Fees:13.00 Taxes:425.50

20120730-0066796

File No. 120230

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Marjorie S. Pate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/29/14
(AFFIX SEAL)

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. Gayden Pate	Hometown Lenders LLC	112-00-0-027.00
(NAME)	(NAME)	
537 Longview Drive	12935 Hwy 231/431 N	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Hazel Green, AL 35750	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, David A. Cline, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. Gayden Pate and wife, Marjorie S. Pate, 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 in the 9th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the center of a road called Longview Drive, said Road running northwestwardly off of Old Charlotte Road, said point in the center of said Longview Drive being the southwest corner of the property conveyed to Bruce Lee Vickery and wife, by deed from David S. Ferguson and wife, of record in Book 3101, Page 230, Register's Office for said County; thence with said Vickery's westerly line, North 3 ½ degrees East 470 feet; thence North 24 ½ degrees West 100 feet to the northeast corner of the property conveyed to John E. Foster, et al, by deed from Donald E. Robinson, and wife, of record in Book 3642, Page 104, said Register's Office; thence with said Foster's easterly line, South 3 ½ degrees West 500 feet to the center of said Longview Drive; thence with the center of same, eastwardly 100 feet to the beginning, containing 1.11 acres, more or less.

BEING the same property conveyed to David A. Cline and wife, Teresa D. Cline, by Warranty Deed from Jack Hooberry, unmarried, dated 12/23/96 and recorded 12/27/96 in Book 10301, Page 638, and further having been corrected by Scrivener's Affidavit recorded on May 1, 2012 in Instrument No: 20120501-0037068, Register's Office for Davidson County, Tennessee. The said Teresa D. Cline died on December 29, 2009, leaving David A. Cline as the surviving tenant by the entirety.

Subject to any and all existing restrictions and/or easements of record in Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 537 Longview Drive, Pegram, TN 37143
(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

File No. 120230

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 25th day of July, 2012.

David A. Cline

STATE OF Washington

COUNTY OF Whatcom

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Cline, the bargainor(s), 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 and official seal this 25th day of July, 2012.

Commission expires: 2/15/14

Notary Public

Elizabeth Deering

ELIZABETH DEERING
COMMISSION EXPIRES
NOTARY
PUBLIC
FEB. 15, 2014
STATE OF WASHINGTON