BILL GARRETT, Davidson County
Trans:T20120071165 DEEDWARR
Recvd: 09/21/12 08:45 2 pgs
Fees:13.00 Taxes:943.50

20120921-0085804

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF September, 2012

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-12-1209

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron Herlong	WELLS FARGO BANK, N.A.	
1209 4th Avenue North	(NAME) 3210 Lake Emma Road, 3rd	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Lake Mary, FL 32746	82-9-311.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL G. BRIDGES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BYRON HERLONG AND MELINDA EISENAUGLE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 45 FEET OF THE EASTERLY 98 1/2 FEET OF THE LOT NO. 48 ON THE MAP OF D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE AS OF RECORD IN BOOK 10, PAGE 606 & 607, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 48 FRONTS 45 FEET ON THE WESTERLY SIDE OF FOURTH AVENUE, NORTH AND RUNS BACK BETWEEN PARALLEL LINES 98 1/2 FEET TO A DEAD LINE.

BEING PART OF THE SAME PROPERTY CONVEYED BY DEED FROM JOHN AND PATRICIA BRIDGES TO MICHAEL G. BRIDGES AS RECORDED ON THE 25TH DAY OF MARCH, 1992 IN DEED BOOK 8583, PAGE 72; PART OF DEED FROM JOHN AND PATRICIA BRIDGES TO MICHAEL G. BRIDGES AS RECORDED ON THE 17TH DAY OF DECEMBER, 1991 IN DEED BOOK 8509, PAGE 858 AND PART OF QUITCLAIM DEED FROM JOHN A. BRIDGES TO JOHN A. BRIDGES AND WIFE, PATRICIA BRIDGES AS RECORDED ON THE 19TH DAY OF DECEMBER, 1990 IN DEED BOOK 8260, PAGE 219, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 10, PAGE(S) 606 & 607; BOOK 9183, PAGE 130, BOOK 11625, PAGE 280 AND INSTRUMENT NO. 20020425-0051069; INST. NO. 20120703-0058307; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1209 4th Avenue North, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 14th day of September, 2012.

Michael G. Bridges

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael G. Bridges, the within named bargainor, 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 the 14th day of September, 2012.

Notary Public

My Commission Expires: 5-20-16

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903