BILL GARRETT, Davidson County
Trans:T20120072607 DEEDWARR
Recvd: 09/26/12 11:55 2 pgs
Fees:13.00 Taxes:345.95
20120926-0087562

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

X William R. Searcy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2012

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tanya D. Pendergrass	Sumner Bank and Trust	Parcel ID:
515 Moncrief Ave.	967 Grassland Place; Ste A	02503001400
Goodlettsville, TN 37072	Gallatin, TN 37066	

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, we

Nancy S. Bilbrey and William R. Searcy, Devisees under the Will of Lucille B. Searcy

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tanya D. Pendergrass , 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:

Being the westerly 250 feet of Lot No. 50 on the revised map of Moncrief Subdivision of the North part of the Allen Mathes Lands at Goodlettsville.

Said part of Lot No. 50 fronts 101 feet on the east side of Moncrief Avenue and runs back between parallel lines 250 feet to a dead line.

and,

Being the westerly 250 feet of Lot No. 51 on the Moncrief Subdivision of the Allen Mathes Lands at Goodlettsville, not of record.

Said westerly part of Lot No. 51 fronts 100 feet on the east side of Moncrief Avenue, runs back in an easterly direction 250 feet to a dead line.

Being the same property conveyed to Elbie M. Searcy and wife, Lucile B. Searcy by deed from Mrs. Josephine W. Johnson and husband, E. C. Johnson, of record in Book 2105, Page 229, said Register's Office, and being the same property conveyed to Elbie Morris Searcy and wife, Lucille Belk Searcy by deed from W. C. Moncrief & Company, Inc., of record in Book 2105, Page 227, said Register's Office. The said Elbie M. Searcy aka Elbie Morris Searcy died May 15, 2001, and the title is vested in Lucile B. Searcy aka Lucille Belk Searcy, as surviving tenant by the entirety. The said Lucile B. Searcy aka Lucille Belk Searcy died testate on November 19, 2011, and the Estate was admitted to Probate as Probate No. 12P-44 of record in Probate Court of Davidson County, Tennessee. See also Affidavit of Inheritance of record in Instrument 20120626-0056025, said Register's Office. The Grantors herein execute this instrument as Devisees under the Will of Lucille B. Searcy.

This conveyance is subject to Restrictions of record in Book 2105, Page 227, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 2105, Page 229; Book 2105, Page 227; and Book 4530, Page 219, said Register's Office.

Elbie M. Searcy and Elbie Morris Searcy being one in the same person. Lucile B. Searcy, Lucille Belk Searcy and Lucille B. Searcy being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 515 Moncrief Ave., Goodlettsville, TN 37072

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 our hands this 21st day of September, 2012.

Nancy S. Bilbrey

William R. Searcy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy S. Bilbrey and William R. Searcy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of September, 2012.

My Commission Expires: 9/9/14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please Record and Return To:
Highland Title, LLC
700 Johnny Cash Pkwy, Ste 201
Hendersonville, TN 37075