WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September 2012.

Notary Public

MY COMMISSION EXPIRES: 1-29-2015

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120074247 DEEDWARR
Recvd: 10/02/12 10:04 4 pgs
Fees:23.00 Taxes:81.40
20121002-0089566

CARLENE EDWARDS ROBERTSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Riddle	SAME	Map 007-00-0-28.00
	(NAME)	
7919 Old Springfield Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, Richard E. Choate and wife Marie Nash Choate** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James W. Riddle, married ,** hereinafter called the GRANTEE., **his/her** heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit. :

See attached legal

This is unimproved property known as :

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

AKA/

unimproved ☒
This is improved ☐ property, known as 0 Old Springfield Pike, Lot 14 Goodlettsville TN 37072

(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, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 21st day of September, 2012.

Richard E. Choate

Richard E. Choate

Marie Nash Choate

Marie Nash Choate

STATE OF Tennessee
COUNTY OF Tipton

On this 21 day of September , 2012, before me personally appeared Richard E. Choate and Marie Nash Choate to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Barbara Gayle Younger
Notary Public

BARBARA GAYLE YOUNGER
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

My Commission Expires: 04-09-2014

Surveyor's Description

September 5, 2012

The following paragraph describes a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Richard B. Choate, et ux, by Maurice P. Frey, et ux, in a deed of record which is recorded in Deed Book 2157, Page 184, Register's Office for Davidson County, Tennessee, (RODCT), said tract being known as Lot 14 of the W.H. Tinnin Subdivision, being an unrecorded survey.

Beginning at a point in the center of Old Springfield Pike, the southeast corner of a tract of land which belongs to Laurie A. Allen, having a deed reference in Instrument No. 200010242-0000195, RODCT, the southwest corner of this tract, and being marked by a witness pin (new), in the northerly margin of Old Springfield Pike, and continuing, as follows:

N 36°54'10" E, 273.43 feet to a concrete monument (old), a common corner of said tract of land which belongs to Laurie A. Allen, and a tract of land which belongs to Rita Vannatta, having a deed reference in Instrument No. 20111013-0079866, RODCT, and a tract of land which belongs to Christopher Darrell Stewart, having a deed reference in Instrument No. 20110922-0073311,RODCT;

thence, S 52°17'11" E, 99.85 feet to an iron pin (new), a common corner of said tract of land which belongs to Christopher Darrell Stewart, and a tract of land which belongs to J.T. Greer, having a deed reference in Deed Book 2157, Page 142, RODCT, and a corner of a second tract of land which belongs to J.T. Greer, having a deed reference in Deed Book 2157, Page 142, RODCT;

thence, S 36°57'14" W, 280.92 feet to a point in the center of old Springfield Pike, the southwest corner of said second mentioned tract of land which belongs to J.T. Greer, marked by a witness pin (new), in the northerly margin of Old Springfield Pike; thence, N 47°59'14" W, 99.99 feet, to the point of beginning, containing 0.63 Acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 5, 2012.

The above described tract of land may be found on Tax Map 7, Parcel 28, in the Tax Assessor's Office for Davidson County, Tennessee.

File: Steve/120141L
Land Surveyors-Tennessee and Kentucky
4719 Highway 41 North Springfield, Tennessee 31112
P(615) 382-0481
Fax: (615) 382-0262

NOTE: Also previously known as Lot No. 14 in the W. H. Tinnin Subdivision described according to a survey made October 11, 1948, by J. JH. Scott, Surveyor, not of record.

Being the same property conveyed to Richard E. Choate and Marie Nash Choate by Warranty Deed from Maurice P. Frey and wife, Annie L. Frey, of record in Book 2157, page 184, Register's Office for Davidson County, Tennessee, dated August 15, 1953. As to Lot 4 and Lot 14.

Being the same property conveyed to Christopher Darrell Stewart and wife Jessica Nichole Stewart by Warranty Deed from Walter F. Sill, Jr. and wife, Janet R. Sill, recorded at Instrument No. 20110922-0073311, in the Register's Office for Davidson County, Tennessee, dated September 20, 2011.

NOTE: Lot 14 was conveyed in error and is being corrected by Deed of Correction dated August 15, 2012, from Walter F. Sill, Jr. and wife, Janet R. Sill to Christopher Darrell Stewart and wife, Jessica Nichole Stewart, recorded at Instrument No. 20121002-0089564 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter F. Sill, Jr. and wife, Janet R. Sill Warranty Deed from Richard E. Choate and wife, Marie Nash Choate, recorded at Instrument No. 20110527-0040573, in the Register's Office for Davidson County, Tennessee, dated May 23, 2011.

NOTE: Lot 14 was conveyed in error and is being corrected by Deed of Correction dated August 15, 2012, from Richard E. Choate and wife, Marie Nash Choate to Walter F. Sill, Jr. and wife, Janet R. Sill, recorded at Instrument No. 20121002-0089563 in the Register's Office for Davidson County, Tennessee.