WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120082891 DEEDWARR
Recvd: 10/31/12 11:07 2 pgs
Fees:13.00 Taxes:538.35

20121031-0099941

R-VRES-12-2000

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES 8/23/16
(AFFIX SEAL)

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
Andrew MacArthur Dean	Mortgage Inv. Grp. (NAME) Ste #200	
2000 Riverwood Dr	8320 E. Walker Springs Ln (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	073-01-0-068.00

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, I/we CHARLES BOOTH AND DANICA BOOTH, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW *MACARTHUR DEAN AND MARGARET BROWN-DEAN, 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: * McArthur

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 15 OF BLOCK "A" ON THE MAP OF HAPPY VALLEY SUBDIVISION, NOT OF RECORD AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF WILLIAMS FERRY ROAD, THE CORNER OF LOTS NOS. 15 AND 16; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 170.5 FEET TO THE CORNER OF SAID LOTS AND OF LOTS NOS. 34 AND 35; THENCE WITH THE LINE BETWEEN LOTS NOS. 15 AND 34 WESTERLY 75 FEET TO THE CORNER OF SAID LOTS AND OF LOTS NOS. 14 AND 33; THENCE WITH THE LINE BETWEEN LOTS NOS. 15 AND 14 NORTHERLY 168.5 FEET TO THE SOUTH MARGIN OF WILLIAMS FERRY ROAD; THENCE WITH THE MARGIN OF THE SAME EASTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES BOOTH, UNMARRIED AND DANICIA WRIGHT, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP OF RECORD IN INSTRUMENT 200704180046232, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 13, 2007, AND RECORDED APRIL 18, 2007. THE SAID DANICIA WRIGHT, AKA DANICA WRIGHT, HAVING SINCE MARRIED AND NOW BEING KNOWN AS DANICA BOOTH. DANICIA WRIGHT, DANICA WRIGHT AND DANICA BOOTH ALL BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN

unimproved ( )
This is improved (X) property, known as 2000 Riverwood Dr, Nashville, Tennessee 37216
(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 29th day of October, 2012.

Charles Booth

Danica Booth

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Booth and Danica Booth, 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 29th day of October, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste C~~
Mt. Juliet, TN 37122