BILL GARRETT, Davidson County
Trans:T20120088307 DEEDWARR
Recvd: 11/19/12 13:39 2 pgs
Fees:13.00 Taxes:176.34
20121119-0106523

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
Ralph Michael Wair, Jr.
1104 Barnes Road
Antioch, TN 37013

**MORTGAGEE**
None

**SEND TAX BILLS**
New Owner

**MAP-PARCEL:**
MAP 164-00-0-0
PARCEL 061.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Monica D. Rhodes and Angela D. Miller,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ralph Michael Wair, Jr. and wife, Lisa May Wair,** 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 2nd formerly the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 10, 1958, as follows:**

**Beginning at a point in the center of Hamilton Church Road northwestwardly 262.5 feet from the northwest corner of the property conveyed to John F. Painter and wife, by deed from Mattie Cathey, of record in Book 842, Page 143, Register's Office for said County; thence South 7 deg. 30 min. West, 610 feet to an iron pin; thence North 66 deg. 15 min. West, 210 feet to an iron pin; thence North 7 deg. 30 min. East, 610 feet to the center of said road; thence with same, South 66 deg. 15 min. East, 210 feet to the beginning, containing 3 acres, more or less.**

**Being the same property conveyed to Dean Robinson, Trustee by Quitclaim Deed from Thurman S. Traylor, then Dean Robinson, Trustee conveyed the property to Thurman S. Traylor, an Estate for Life with the remainder to Monica D. Rhodes and Angela D. Miller, as Tenants in Common, dated August 22, 2011 and filed of record in Instrument No. 20110825-0065633, Register's Office for Davidson, Tennessee.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the survey made by George W. Watkins, Surveyor, dated June 10, 1958.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **3501 Hamilton Church Road Antioch, TN 37013.**

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 2nd day of November, 2012.

Monica D. Rhodes

Monica D. Rhodes

Angela D. Miller

Angela D. Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Monica D. Rhodes and Angela D. Miller, the bargainor(s) 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 2nd day of November, 2012.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 1.3.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $47,660.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of November, 2012.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 1.3.16