BILL GARRETT, Davidson County
Trans:T20120096286 DEEDWARR
Recvd: 12/17/12 13:34 2 pgs
Fees:13.00 Taxes:843.60

20121217-0116033

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Janice E. Harrington, single woman	F & M Bank (NAME)	00900009100
7635 Ridgewood Road (ADDRESS)	50 Franklin Street (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carmen Atkins, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Janice E. Harrington, single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE T. J. WILKINSON ESTATE, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY ARBO ENGINEERING COMPANY, DATED SEPTEMBER 10, 1966, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF RIDGEWOOD ROAD, SAID POINT BEING CECIL JOHNSONS NORTHEAST CORNER; THENCE, WITH THE WESTERLY MARGIN OF RIDGEWOOD ROAD AND WITH THE CURVE THEREOF, CHORD, NORTH 25 DEGREES 21 MINUTES WEST 169.3 FEET TO AN IRON PIN SET AT THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF RIDGEWOOD ROAD AND THE PROPOSED R. O. W. OF STRAWBERRY HILL ROAD; THENCE, WITH THE SOUTHERLY MARGIN OF STRAWBERRY HILL ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 86 DEGREES 38 MINUTES WEST 211.3 FEET TO AN IRON PIN; THENCE, CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 425.8 FEET, A DISTANCE OF 315.34 FEET TO AN IRON PIN; SOUTH 50 DEGREES 56 MINUTES WEST 270 FEET TO AN IRON PIN; THENCE, LEAVING SAID PROPOSED STRAWBERRY HILL ROAD, SOUTH 33 DEGREES 56 MINUTES EAST 318.6 FEET TO AN IRON PIN; THENCE, NORTH 59 DEGREES 09 MINUTES EAST 708.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HAROLD B. ATKINS AND WIFE, CARMEN ATKINS BY DEED FROM FRANK ALLEN AND WIFE, GENEVA ALLEN, DATED 12/17/97 OF RECORD IN BOOK 10720, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID HAROLD B. ATKINS HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7635 Ridgewood Road, 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 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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 14th day of December, 2012.

Carmen Atkins

Carmen Atkins

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carmen Atkins, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of December, 2012.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072