WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/12 14:59 3 pgs
Fees:18.00 Taxes:305.25
20121226-0118879

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER 2012.

Notary Public

MY COMMISSION EXPIRES: 9-8-13
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Huddleston	Owner at property address	034-14-0-050.00
(NAME)	(NAME)	
1407 Bain Dr.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Mary Vantrease, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicole Huddleston, a married 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 Davidson County, Tennessee, being Lot No. 57 on the Plan of Stanley Heights, as of record in Book 3300, Page 74, Register's Office for said County.

Said lot fronts 62 feet on the northwesterly side of Bain Drive and runs back 129.5 feet on the northeasterly line and 124.9 feet on the southwesterly line, to a dead line in the rear on which it measures 57.4 feet.

Being the same property conveyed to James R. Vantrease, Jr. and wife, Mary Vantrease, by Warranty Deed of record in Book 4150, Page 721, Register's Office for Davidson County, Tennessee. The said James R. Vantrease, Jr. died on 03/23/12, leaving property solely vested in Mary Vantrease.

Subject to all matters as shown on Plan of Stanley Heights of record in Book 3300, Page 74, Register's Office for Davidson County, Tennessee. Subject to all existing easements and all matters shown on plat of record in Book 3300, Page 74, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1407 Bain Dr., Madison, TN 37115

(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 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 the 21st day of December 2012.

Mary Vantrease by Terry DeSelms, Attorney-in-Fact

STATE OF TN
COUNTY OF Williamson

On this 21st day of December, 2012, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Mary Vantrease, and acknowledged that he executed the same as the free act and deed of the said Mary Vantrease, through Power of Attorney granted 08/13/12 by the said Mary Vantrease.

20121226-0118878

Witness my hand and official seal at Franklin, Tennessee this the 21st day of December 2012.

Commission expires:



My commission expires July 28, 2015

Notary Public

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

My Commission Expires: 11-4-13