BILL GARRETT, Davidson County
Trans:T20120099032 DEEDWARR
Recvd: 12/27/12 13:19 2 pgs
Fees:13.00 Taxes:444.00

20121227-0119426

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Huizenga, Jr. and Rosemarie A. Huizenga, husband and wife	F&M Bank	05216005000
400 School Pass (ADDRESS)	50 FRanklin Street (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ruthene F. Swain and husband, Horace W. Swain, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles R. Huizenga, Jr. and Rosemarie A. Huizenga, husband and wife, 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 DAVIDSON COUNTY, TENNESSEE, IN THE 11TH CIVIL DISTRICT AND DESCRIBED ACCORDING TO A SURVEY BY CAMPBELL SURVEYING COMPANY, DATED JULY 14, 1984, AS FOLLOWS:

BEGINNING AT A POINT 218.78 FEET FROM A MARKER ON THE NORTHEAST CORNER OF SCHOOL PASS AND BERWICK TRAIL; THENCE NORTHEAST ALONG THE MARGIN OF SCHOOL PASS, 106 FEET TO A POINT; THENCE NORTH 61 DEG. 38 MIN. WEST, 200 FEET TO A POINT; THENCE SOUTH 26 DEG, 23 MIN. WEST 106 FEET TO A POINT; THENCE SOUTH 61 DEG. 38 MIN. EAST, 200 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RUTHENE F. SWAIN BY DEED FROM FRANCES T. MILLER, AN UNMARRIED PERSON, OF RECORD IN BOOK 10554, PAGE 826, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

W. HORACE SWAIN JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 400 School Pass, 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

WARRANTY DEED
(Continued)

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 20th day of December, 2012.

Ruthene F. Swain

W. Horace Swain

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 20th day of December, 2012.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Venture Title, LLC
3027 Highway 31W
White House, TN 37188