BILL GARRETT, Davidson County
Trans:T20130005549 DEEDWARR
Recvd: 01/22/13 08:30 2 pgs
Fees:13.00 Taxes:360.75

20130122-0006568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Margaret R. Vest
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 16TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

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
MARGARET R. VEST, AN UNMARRIED WOMAN	Firstbank	04312003600
	(NAME)	
145 Eagan Circe	6131 Shallowford Road, Ste. 102	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(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 JAMES A. HALE, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARGARET R. VEST, AN UNMARRIED 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:

BEING LOT NOS. 32 AND 33 OF BLOCK "B" ON THE REVISED PLAN OF MYATT-EAGAN SUBDIVISION AS OF RECORD IN BOOK 1424, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 32 FRONTS 55.1 FEET ON THE WESTERLY SIDE OF EAGAN CIRCLE AND RUNS BACK 155.2 FEET ON THE NORTHERLY LINE AND 139.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 50.39 FEET THEREON.

SAID LOT NO. 33 FRONTS 50.2 FEET ON THE WESTERLY SIDE OF EAGAN CIRCLE AND RUNS BACK 139.4 FEET ON THE NORTHERLY LINE AND 143.3 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 50.39 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. HALE BY DEED FROM JESSIE JAMES MILES AND WIFE, MARTHA ANN MILES, OF RECORD IN BOOK 9490, PAGE 392, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 145 Eagan Circle, 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 my/our hand(s) this 16th day of January, 2013.

WARRANTY DEED
(Continued)

James A. Hale

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Hale, 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of January, 2013.

Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Closing & Title Services
533 Rivergate Parkway
Goodlettsville, TN 37072