BILL GARRETT, Davidson County
Trans:T20130012266 DEEDWARR
Recvd: 02/13/13 10:14 2 pgs
Fees:13.00 Taxes:203.50

20130213-0014634

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

G-C21-12-2149

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Amaral (NAME)	**Same as New Owner** (NAME)	
701 Maplewood Lane (ADDRESS)	(ADDRESS)	**74-29.00**
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **BEVERLY FOREHAND GARNER AND THOMAS A. GARNER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUSTIN AMARAL AND LAURA AMARAL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), 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 AND DESCRIBED AS FOLLOWS: AND MORE PARTICULARLY DESCRIBED IN A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823 DATED OCTOBER 13, 1992 AND KNOWN AS JOB # 920399 AS FOLLOWS: BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF NEELY'S BEND ROAD, AT THE NORTH WEST CORNER OF THE PROPERTY OF THOMS A. GARNER OF RECORD IN BOOK 2806, PAGE 475 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, THENCE NORTH 03 DEGREES, 52 MINUTES 00 SECONDS EAST AND ALONG NEELY'S BEND ROAD 140 FEET MORE OR LESS TO A POINT, THENCE LEAVING THE EASTERLY MARGIN OF NEELY'S BEND ROAD SOUTH 87 DEGREES, 07 MINUTES 19 SECONDS EAST 509.42 FEET MORE OR LESS TO A FENCE LINE IN THE REAR OF THE PROPERTY, THENCE SOUTH 04 DEGREES, 42 MINUTES, 35 SECONDS WEST 304.52 FEET MORE OR LESS AND ALONG THE SAID FENCE LINE TO AN IRON PIN SET AT A FENCE CORNER; THENCE NORTH 75 DEGREES, 21 MINUTES 22 SECONDS WEST 71.19 FEET TO AN IRON PIN SET ON THE NORTHEASTERLY MARGIN OF NEELY'S BEND ROAD; THENCE WITH THE NORTHERLY MARGIN OF NEELY'S BEND ROAD AND A CURVE TO THE LEFT HAVING A RADIUS OF 149.04 FEET AND A LONG CHORD OF 52.74 FEET, SAID CHORD HAVING A BEARING OF NORTH 65 DEGREES, 10 MINUTES 04 SECONDS WEST A DISTANCE ALONG THE CURVE OF 53.02 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE NORTHERLY MARGIN OF NEELY'S BEND ROAD 25 DEGREES, 21 MINUTES 22 SECONDS WEST 213.43 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF THOMAS A. GARNER PROPERTY; THENCE WITH THOMAS A. GARNER'S PROPERTY THE FOLLOWING TWO CALLS; NORTH 03 DEGREES 52 MINUTES 00 SECONDS EAST 183.58 FEET TO AN IRON PIN; THENCE NORTH 86 DEGREES 08 MINUTES 00 SECONDS WEST 171.89 FEET TO AN IRON PIN SET AT THE EASTERLY MARGIN OF NEELY'S BEND ROAD AND BEING THE POINT OF THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BEVERLY FOREHAND GARNER WITH LIFE ESTATE IN JOHN C. FOREHAND BY QUITCLAIM DEED FROM JOHN C. FOREHAND, RECORDED ON THE 29TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070629-0077990, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN C. FOREHAND, NOW DECEASED. LEAVING SAID PROPERTY TO BEVERLY FOREHAND GARNER AS HER SOLE AND SEPARATE PROPERTY.

THOMAS A. GARNER, SPOUSE OF BEVERLY FOREHAND GARNER JOINS IN THIS CONVEYANCE TO CONEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
(X) unimproved
( ) improved
property known as **2149 Neelys Bend Road Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of February, 2013.

Beverly Forehand Garner
Beverly Forehand Garner

Thomas A. Garner
Thomas A. Garner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly Forehand Garner and Thomas A. Garner, the within named bargainor, 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 11th day of February, 2013.

Notary Public

My Commission Expires:

(SEAL) 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212