BILL GARRETT, Davidson County
Trans:T20130015289 DEEDWARR
Recvd: 02/25/13 08:56 2 pgs
Fees:13.00 Taxes:248.83
20130225-0018299

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,250.00

Jessie A Brown
Affiant

Subscribed and sworn to before me, this 21ST DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:
11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE 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 NUMBERS
Edwin M. Brown and wife, Jessie A. Brown	Same as new owner	02100038700/02100039100
	(NAME)	
P O BOX 222		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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 Charlie Larue, Jr., and wife, Tammy Michelle Larue, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edwin M. Brown and wife, Jessie A. Brown, 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:

TRACT 1:

LAND SITUATED IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON THE EAST SIDE OF CLARKSVILLE PIKE AND BEING DESCRIBED AS FOLLOWS:

BEING LOT NO. 3 OF WOODARD SUBDIVISION OF RECORD IN PLAT BOOK 8250, PAGE 489 AND SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD BY INSTRUMENT NO. 20020913-0111661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO CHARLIE LARUE, JR. AND WIFE, TAMMY MICHELLE LARUE BY DEED FROM BECKY WOODARD OF RECORD BY INSTRUMENT NO. 19991208-0301260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS UNIMPROVED PROPERTY KNOWN AS 5966 CLARKSVILLE PIKE, JOELTON, TN 37080.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 WOODARD SUBDIVISION RECORDED IN PLAT BOOK 8250, PAGE 489, AND REVISED BY SURVEYORS CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20020913-0111661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN AND SURVEYORS CERTIFICATE OF CORRECTION REFERENCE IS MADE FOR A MORE COMPREHENSIVE AND BINDING LEGAL DESCRIPTION.

BEING PART OF THE PROPERTY CONVEYED TO CHARLES L. LARUE AND WIFE, TAMMY MICHELLE LARUE BY DEED FROM BECKY WOODARD OF RECORD BY INSTRUMENT NO. 20030923-0140512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS UNIMPROVED PROPERTY KNOWN AS 6014 EATONS CREEK ROAD, JOELTON, TN 37080.

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

WARRANTY DEED
(Continued)

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 (X)
This is improved ( ) property, known as 5966 Clarksvile Pike/6014 Eatons Creek Road, Joelton, TN 37080
(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 21st day of February, 2013.

Charlie Larue, Jr.,

Tammy Michelle Larue

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlie Larue, Jr. and wife, Tammy Michelle Larue, 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 21st day of February, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

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