WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130038033 DEEDWARR
Recvd: 05/07/13 11:01 2 pgs
Fees:13.00 Taxes:333.00
20130507-0045961

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/16

(AFFIX SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna Davis	PrimeLending	108-11-0-003.00
(NAME)	(NAME)	
1202 Timber Valley Drive	18111 Preston Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75252	
(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, Michelle D. Richardson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Davis, unmarried, 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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 115A on the plan of Zone Lot Division Lot 115 East Lake Subdivision, Section 4, of record in Book 5800, Page 245 and amended in Book 6250, Page 65, Register's Office for said County.

Said Lot No. 115A fronts 39.45 feet on the Southwesterly margin of Timber Valley Drive and extends back 123.99 feet on the Northwesterly line and 115.00 feet on the Southeasterly line to a dead line in the rear, measuring 46.09 feet thereon.

Tract 2:

Land in the 2nd, Civil District of Davidson County, Tennessee and being more particularly described as follows: Beginning at the Southeast corner of Lot 115-A, Zone Lot Division Lot 115 East Lake Subdivision, Section 4, as of record in Book 6250, Page 65, R.O.D.C., TN.;

Thence, S 35 deg. -44'-52" W, 107.21 feet;
Thence, N 49 deg.-33'-16" W, 51.47 feet;
Thence, N 38 deg.-50'-46" E, 94.08 feet;

Thence, along the Southerly line of the aforementioned lot 115-A, N 65 deg.-19' 55" E, 47.09 feet to the point of Beginning and Containing 4,898 square feet.

Being a portion of the property conveyed to M.N.A.A., in Book 8740, Page 28, R.O.D.C., TN.
Also being
Lot 115-A, Zone Lot Division Lot 115, First Revision Re-Subdivision of Zone Lot Division Lots 114 A & B, 115 A & B, 116 A & B Section Four, East Lake Subdivision, Section Four, of record in Plat Book 8250, Page 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle D. Richardson, unmarried by Warranty Deed from Russell Wayne South and wife, Leslie M. South, recorded on the 28th day of March, 2001 in Instrument No. 20010328-0029911, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1202 Timber Valley Drive, Nashville, TN 37214

(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 hand this 29th day of April, 2013.

Michelle D. Richardson

Michelle D. Richardson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of April, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michelle D. Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-29-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122