Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans: T20130040333 DEEDWARR
Recvd: 05/15/13 09:21 2 pgs
Fees: 13.00 Taxes: 823.25

20130515-0048780

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of May, 2013 Notary Public MY COMMISSION EXPIRES: 1/9/14 (AFFIX SEAL)

MELANIE D. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurence E. Tucker and Rise L. Tucker	New Owner	142110B01900CO
(NAME) 725 Magnolia Trail	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, WE, **Joanne S. Neff, unmarried and Vincent M. Harrigan, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Laurence E. Tucker and Rise L. Tucker, husband and wife**, 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:

Land in Davidson County, Tennessee and being Lot No. 19 on the final plat of Magnolia Place, as of record in Plat Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joanne S. Neff and Vincent M. Harrigan, as joint tenants with rights of survivorship by deed from Diana J. Webb dated April 16, 2012 of record in Instrument No. 20120423-0034114, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Diana J. Webb by deed from Jerome Rosenblum and wife, Brenda Rosenblum dated March 31, 1995 of record in Book 9633, page 117, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 725 Magnolia Trail, Nashville, TN 37221

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, has 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 our hands this **13th** day of **May, 2013**

Joanne S Neff

Joanne S. Neff

Vincent M. Harrigan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Joanne S. Neff and Vincent M. Harrigan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **May, 2013**

Notary Public

My commission expires: 12-10-16

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY