BILL GARRETT, Davidson County
Trans:T20130048333 DEEDWARR
Recvd: 06/10/13 14:55 2 pgs
Fees:13.00 Taxes:551.30
20130610-0058845

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Nathan N. Delima
Affiant

Subscribed and sworn to before me, this 6TH DAY OF JUNE, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
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
Nathan N. Delima, married	First Community Mortgage, Inc. (NAME)	018120A03200CO
318 Dorr Drive (ADDRESS)	275 Robert Rose Drive (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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 Jerry Aris, unmarried and Irene S. Entrekin, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nathan N. Delima, married, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE PLAN OF EMERALD COVE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6900, PAGE 630 AND 631, AMENDED IN BOOK 9112, PAGE 29, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JERRY ARIS BY QUITCLAIM DEED FROM ROBERT H. ENTREKIN AND WIFE, IRENE S. ENTREKIN RECORDED ON 11/14/2005, IN INSTRUMENT NO. 20051114-0137599 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SUBJECT TO A LIFE ESTATE RETAINED BY ROBERT H. ENTREKIN AND WIFE, IRENE S. ENTREKIN. THE SAID ROBERT H. ENTREKIN HAVING SINCE DIED.

IRENE S. ENTREKIN JOINS IN THIS CONVEYANCE TO CONVEY HER INTEREST IN SAID PROPERTY.

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 318 Dorr Drive, Goodlettsville, TN 37072
(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 6th day of June, 2013.

WARRANTY DEED
(Continued)

Jerry Aris

Irene S. Entrekin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Aris, unmarried and Irene S. Entrekin, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~the 6th~~ day of June, 2013.

Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 11-3-15

(SEAL)

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