BILL GARRETT, Davidson County
Trans:T20130052653 DEEDWARR
Recvd: 06/21/13 10:48 2 pgs
Fees:13.00 Taxes:148.00

20130621-0063776

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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
PAUL J KETCHEL, JR. married	Same as new owner	07005001700
	(NAME)	
151 Glenhill Drive	151 Glen Hill Dr.	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(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 Judy Weaks, Trustee with full power to convey, sell and transfer without benefit of joinder, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PAUL J KETCHEL, JR. 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:

BEING THE NORTHERLY 60 FEET OF LOT NO. 12 ON THE PLAN OF H.E. SIMPKINS DIVISION OF THE CURTIS LANDS OF RECORD IN BOOK 547, PAGE 39, RODC, TN, BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIS J. MAYBERRY AND WIFE, JENNIE MAYBERRY, BY DEED OF RECORD IN BOOK 1389, PAGE 476, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING IN THE CENTER OF LLOYD AVENUE AT THE NORTHWEST CORNER OF LOT 12, THENCE WITH THE CENTER OF SAID AVENUE, SOUTH 13 DEG. WEST 60 FEET TO A RAILROAD SPIKE; THENCE SOUTH 88 DEG. EAST 261.5 FEET TO AN IRON PIN IN A FENCE LINE; THENCE NORTH 3 DEG. 15 MIN. EAST 60 FEET TO THE SOUTH LINE OF LOT 14 ON SAID PLAN; THENCE NORTH 88 DEG. WEST 251 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THIS DESCRIPTION OF EXCLUDED FROM THIS CONVEYANCE IS A TRIANGULAR TRACT OF LAND CONVEYED TO O.L. SIMPKINS, BY DEED, AS SAME APPEARS OF RECORD IN BOOK 1938, PAGE 493, RODC, TN, WHICH SAID TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF LLOYD AVENUE IN THE NORTHERLY LINE OF LOT 12, THENCE SOUTH 13 DEG. WEST 36 FEET WITH THE EASTERLY MARGIN OF SAID AVENUE; THENCE NORTH 46 DEG. EAST 49 FEET TO THE SOUTHERLY LINE OF LOT 13; THENCE WITH THE SOUTHERLY LINE OF LOT 13, NORTH 88 DEG. WEST 27 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JUDY WEAKS, TRUSTEE WITH THE FULL POWER TO CONVEY, SELL AND TRANSFER WITHOUT BENEFIT OF JOINDER BY QUITCLAIM DEED FROM LARRY E. CAPPS, FRANCIS HOPKINS, DOROTHY ROHRER, WILLIAM CAPPS, JERRY CAPPS, RONNIE CAPPS, PATRICIA BURKE, JUDY WEAKS AND CONNIE FARR, HEIRS TO THE ESTATE OF ELSIE MAI CAPPS, OF RECORD IN INSTRUMENT NO. 20100706-0052846, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 2318 Lloyd Ave, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 18th day of June, 2013.

Judy Weaks, Trustee

Judy Weaks, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Weaks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of The Baird Family Trust, under the Memorandum of Trust in Book 10850, page 239, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 18th day of June, 2013.

Mary Birthright

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

Witness my hand and official seal, at office, on this the 18th day of June, 2013.

Judy Weaks

Judy Weaks, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy Weaks, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2013.

Mary Birthright

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

RETURN TO:
Signature Title Services, LLC
505 E. Main Street, Ste. B
Hendersonville, TN 37075