BILL GARRETT, Davidson County
Trans:T20130063890 DEEDWARR
Recvd: 07/26/13 11:00 3 pgs
Fees:17.00 Taxes:0.00
20130726-0077598

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Hwy 19 North, Suite 300
Clearwater, FL 33761

New Owner(s) Address and mail tax statements to:
Chenier R. Northern
701 Blackstone Avenue
Madison, TN 37115

Property Tax ID#: 052 02 0 155.00
File #: 7679068n
Ref #: 0353335474

WARRANTY DEED

This instrument, made and entered into on this the 19 day of March, 2013, by and between CHENIER R. NORTHERN, f/k/a CHENIER R. BROWN, and husband, FREDERICK O. NORTHERN, as to his homestead interest, whose address is 701 Blackstone Avenue, Madison, TN 37115, as Grantors, and CHENIER R. NORTHERN, a married woman, whose address 701 Blackstone Avenue, Madison, TN 37115, Grantee.

Witnesseth:

That for and in consideration of the sum of $0.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE ATTACHED LEGAL DOCUMENT AS EXHIBIT "A"

Commonly known as: 701 Blackstone Avenue, Madison, TN 37115
Parcel Number: 052 02 0 155.00

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenant with the Grantee, Grantor's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and sealed on this the date first above written.

Chenier R. Northern f/k/a Chenier R Brown

~~Chenier R Brown f/k/a~~

CHENIER R. NORTHERN, f/k/a
CHENIER R. BROWN

Frederick O. Northern

FREDERICK O. NORTHERN

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainers, by CHENIER R. NORTHERN, f/k/a CHENIER R. BROWN and FREDERICK O. NORTHERN, with whom I am personally acquainted, (or whose identities were proven to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantors' free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 19 day of March 2015, 2013.

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

Notary Public
My Commission Expire

FRANK LANKFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property interest in property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Chenier R Northern
Affiant

Subscribed and sworn to before me this the 19 day of March, 2013.

Notary Public
My Commission Expires:

Name and Address of Property Owner:
Chenier Northern
701 Blackstone Ave
Madison, TN 37115

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
~~Self~~ / owner C Northern

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

FRANK LANKFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON, CITY OF MADISON, DESCRIBED AS FOLLOWS:

BEING THE EASTERLY 30 FEET OF LOT NO. 11, AND WESTERLY 50 FEET OF LOT NO. 12 ON BLOCK "B" ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO CHENIER R. BROWN FROM SOLUTION HOME BUYERS, INC., BY DEED DATED FEBRUARY 28, 2007 AND RECORDED MARCH 5, 2007 AS INSTRUMENT NO. 20070305-0026742 OF OFFICIAL RECORDS.

APN #: 052 02 0 155.00
Commonly known as: 701 Blackstone Ave, Madison, TN 37115

NORTHERN
46758252
FIRST AMERICAN ELS
WARRANTY DEED
TN

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING