BILL GARRETT, Davidson County
Trans:T20130077773 DEEDWARR
Recvd: 09/09/13 10:25 2 pgs
Fees:13.00 Taxes:614.20

20130909-0094778

WARRANTY DEED

ET-13-3015

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica V. Ware	People's Home Equity	
6141 Marrowbone Lake Road (ADDRESS)	2203 McKinley Rd. Ste 130 (ADDRESS)	02800009000 TRACT 1
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Johnson City, TN 37604 (CITY) (STATE) (ZIP)	02800011900 TRACT 2

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM OLIVER EARLES SR. AND WIFE, EDITH FAYE EARLES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA V. WARE AND HUSBAND, FREDERICK WARE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract One:

Being in the 14th Civil District of said County, being part of the property conveyed to Lloyd White, Sr. and by deed from Leonard M. Bennett and wife, as of record in Book 3400, Page 145, Register's Office for said County, described according to a survey thereof made by Hal R. Swann, Surveyor, dated June 9, 1971, as follows:

Beginning at a point located North 35 deg. West 149.3 feet from the Southeasterly line of said White's property and South 55 deg. West 245.78 feet from the Easterly line of said White's property; thence North 35 deg. West 145.0 feet to a point; thence North 55 deg. East 355.05 feet, crossing the center of Floto Road near the Northeasterly extremity of said line to a point; thence South 2 deg. West 181.56 feet to a point; thence South 55 deg. West 245.78 feet, crossing the center of Floto Road, near the Northeasterly extremity of this line, to the point of beginning, containing 1 acre more or less.

Being the same property conveyed to William Oliver Earles, Sr., and wife, Edith Faye Earles by Installment Deed from Lloyd White, Sr., and wife, Juanita H. White, recorded on the 30th day of June, 1971 in Deed Book 4516, Page 289, in the Register's Office of Davidson County, Tennessee.

Tract Two:

Land in the 14th Civil District of Davidson County, Tennessee being part of the property conveyed to Lloyd White, Sr. by deed of record in Book 3400, Page 145, Register's Office for said County, and being part of the property described according to a survey made by Donald A. Ramsay, Engineer, dated May 22, 1972 and described as follows:

Beginning at a point located North 35 deg. West 149.3 feet from the Southeasterly line of said White property and South 55 deg. West 245.78 feet from the Easterly line of said White's property; thence South 55 deg. West 1,307.35 feet to a stake; thence North 35 deg. West 145 feet to a stake; thence North 55 deg. East 1,307.35 feet to an iron pin; thence South 35 deg. East 145 feet to the beginning, containing 4.351 acres more or less.

Being the same property conveyed to William Oliver Earles, Sr., and wife, Edith Faye Earles by Warranty Deed from Lloyd White, Sr. and wife, Juanita H. White, recorded on the 4th day of May, 1973 in Deed Book 4704, Page 197, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

This is improved (X) property, known as 6141 Marrowbone Lake Road, Joelton, Tennessee 37080

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of September, 2013.

William Oliver Earles, Sr
William Oliver Earles Sr.

Edith Faye Earles
Edith Faye Earles

STATE OF Tennessee

COUNTY OF Wilson

On this the 3rd day of September, 2013, before me personally appeared William Oliver Earles Sr. and wife, Edith Faye Earles to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of September, 2013.

Beverly J. Heatherly
Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520