WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130087313 DEEDWARR
Recvd: 10/09/13 08:47 2 pgs
Fees:13.00 Taxes:814.00

20131009-0105933

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard S. Mathieu	Howard S. Mathieu	181-00-116.00
(NAME)	(NAME)	
6222 Pettus Road	6222 Pettus Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Steven A. Failor, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Howard S. Mathieu and wife, Jacqueline Mathieu**, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Pettus Road, said point being northwest corner of the property conveyed to Luther K. Buchanan, et ux, by deed from John S. Gooch, of record in Book 3223, page 590, Register's Office for Davidson County, Tennessee; thence South 86 deg. 10min. East 150 feet, South 87 deg. 42 min. East 150 feet; South 88 deg. 22 min. East 199 feet; South 89 deg. 30 min. East 141 feet to a post; South 24 deg. 00 min. East 5.5 feet to a post; South 10 deg. 45 min. West 58 feet to a 16-inch oak, South 0 deg. 40min. West 43 feet to a post, South 12 deg. 00 min. East 35 feet to 3 inch beech, South 4 deg. 40min. West 31 feet to an 18-inch maple, South 10 deg. 40 min. West 68 feet to a stake, thence North 82 deg. 28 min. West 670 feet to a stake in the easterly margin of Pettus Road, thence along the easterly margin of Pettus Road, North 13 deg. 55 min. East 175 feet to the point of beginning, according to a survey by John Kohl dated November 5, 1984.

Being the same property conveyed to Steven A. Failor and wife, Melanie L.P. Failor, by Warranty Deed from John H. Sholts and Bernadine A. Sholts, dated May 27, 1994, of record in Book 9376, page 639, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Steven A. Failor by Quitclaim Deed from Melanie L.P. Failor, dated July 21, 2010, of record in Instrument No. 20100809-0062783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; Right of Way of Pettus Road; All matters as shown on survey by John Kohl dated November 5, 1984; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6222 Pettus Road, Antioch, TN 37013

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 hand this 8th day of October, 2013.

Steven A. Failor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Steven A. Failor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of October, 2013.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016