WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130092942 DEEDWARR
Recvd: 10/30/13 12:42 2 pgs
Fees: 13.00 Taxes: 1063.75

20131030-0112715

R-VRE-13-3812

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/2/17
(AFFIX SEAL)

SARA T HODGE
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY
My Comm. Ex. October 2, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob E. Liggett and Victoria C. King	Jacob E. Liggett and Victoria C. King (NAME)	
3812 Baxter Ave	3812 Baxter Ave. (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	061-15-0-302.00

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, I/we BRYAN W. NORMAN AND SUZANNE L. NORMAN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JACOB E. LIGGETT, UNMARRIED, AND VICTORIA C. KING, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH HALF OF LOT NO. 34 ON THE MAP OF MAPLEWOOD HOME TRACT OF RECORD IN PLAT BOOK 421, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT NO. 34 FRONTS 50 FEET ON THE EASTERLY SIDE OF BAXTER AVENUE AND RUNS BACK BETWEEN PARALLEL LINE 225 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO BRYAN W. NORMAN AND WIFE, SUZANNE L. NORMAN BY DEED FROM RICHARD L. GRIFFITHS AND WIFE, GINA A. GRIFFITHS OF RECORD AT INSTRUMENT NO. 20071001-0116450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 28, 2007 AND RECORDED ON OCTOBER 1, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 174; BOOK 4319, PAGE 837; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3812 Baxter Ave, Nashville, Tennessee 37216
(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 25th day of October, 2013.

Bryan W. Norman

Suzanne L. Norman

STATE OF Tennessee
COUNTY OF Davidson

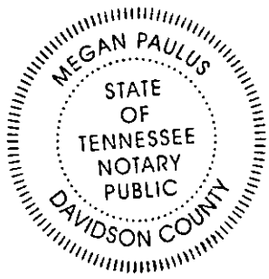
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan W. Norman and Suzanne L. Norman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of October, 2013.

Notary Public

My Commission Expires: 1-9-18

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903