BILL GARRETT, Davidson County
Trans: T20130096581 DEEDWARR
Recvd: 11/13/13 09:33 2 pgs
Fees: 13.00 Taxes: 456.95

20131113-0117090

WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Emily Jones
Affiant

Subscribed and sworn to before me, this 7th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/21/17
(AFFIX SEAL)

SR13-0084T

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall D. Breeding	New Owner (NAME)	
84 Tusculum Road (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	162-07-0-031.00

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, we WILLIAM J. MASSIA, WIDOWER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDALL D. BREEDING, UNMARRIED, 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 Lot No. 22 on the Plan of Antioch Park, Section I of record in Plat Book 3600, Page 96, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 74.96 feet on the northerly margin of Tusculum Road and extends back 143.3 feet on the easterly line and 140.0 feet on the westerly line, to a line in the rear, measuring 73.6 feet thereon.

Being the same property conveyed to William J. Massia and wife, Helen V. Massia by Deed from John Westbrook Page and wife, Joyce L. Page of record in Book 4659, page 384, Register's Office for Davidson County, Tennessee, dated November 28, 1972 recorded on November 30, 1972. The said Helen V. Massia died on July 6, 2006.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to Plan of record in Plat Book 3600, page 96, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 84 Tusculum Road, Antioch, Tennessee 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 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 7th day of November, 2013.

William J. Massia
William J. Massia

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of November, 2013, before me personally appeared William J. Massia 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 7th day of November, 2013.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959