BILL GARRETT, Davidson County
Trans:T20130097015 DEEDWARR
Recvd: 11/14/13 10:34 2 pgs
Fees:13.00 Taxes:925.00
20131114-0117632

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Megan Faulkner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 2013.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-13-514

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Della Morte	Franklin American Mortgage Company	
(NAME)	(NAME)	
1955 Hwy 31 E. W/Family	501 Corporate Centre Drive #400	06300017800
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **JOEL F. PACE AND WIFE, PHYLLIS ANN MARTIN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RACHEL DELLA MORTE AND ROBERT DELLA MORTE,WIFE AND HUSBAND,** 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:

A TRACT OF LAND IN THE 11TH FORMERLY THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 OF THE BEN C. DONNELL PROPERTY, AND DESCRIBED ACCORDING TO A SURVEY MADE BY BRUCE RAINEY & ASSOC. LAND SURVEYORS, DATED JUNE 26, 1978, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH RIGHT-OF-WAY OF MENEES LANE, SAID POINT BEING THE SOUTHEAST CORNER OF TOMMY B. KEY'S PROPERTY; THENCE IN A NORTHERLY DIRECTION NORTH 6° 22' 29" EAST 603.99 FEET TO AN IRON PIN; THENCE IN AN EASTERLY DIRECTION SOUTH 81° 27' 54" EAST 100.00 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION SOUTH 6° 22' 04" WEST 600.07 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION NORTH 83° 42' 33" WEST 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.38 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM LARRY D. ODOM TO JOEL F. PACE AND WIFE, DEBORAH O. PACE AS RECORDED ON THE 29TH DAY OF MAY, 1987 IN DEED BOOK 7252, PAGE 233; QUITCLAIM DEED FROM DEBORAH O. PACE TO JOEL F. PACE AS RECORDED ON THE 8TH DAY OF FEBRUARY, 1999 IN DEED BOOK 11332, PAGE 486 AND QUITCLAIM DEED FROM DEBORAH LYNN PACE TO JOEL F. PACE AS RECORDED ON THE 20TH DAY OF SEPTEMBER, 2010 IN INSTRUMENT NO. 20100920-0074865, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6312, PAGE 365, BOOK 7252, PAGE 233, AND BOOK 5120, PAGE 320 SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **514 Menees Ln. Madison, Tennessee 37115**
(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 8th day of November, 2013.

Joel F. Pace

Phyllis Ann Martin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel F. Pace and Phyllis Ann Martin, 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 8th day of November, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212