WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130097810 DEEDWARR
Recvd: 11/18/13 10:45 2 pgs
Fees:13.00 Taxes:240.50

20131118-0118681

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of November 2013..

Notary Public

MY COMMISSION EXPIRES: ~~February 22, 2016.~~ 3-8-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Ethridge	Regions Bank dba Regions Mortgage	136-15-0/75.00
(NAME)	(NAME)	
3801 Hillshire Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(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, WE, **Jason Richard Girt, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Ethridge and Sherri Ethridge, husband and wife, and Robert Nathan Manso, unmarried, as joint tenants with the rights of survivorship**, 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:

Land in Davidson County, Tennessee being Lot 71A on the plan of zone Lot Division Lots 69 thru 72 Chelsea of Priest Lake section One-A of record in Book 6250, page 88 and also shown as part of Lot No 71 on the plan of Chelsea of Priest Lake section One-A of record in Book 5200, page 696 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description the reof.

Being the same property conveyed to Jason Richard Girt by Deed from Charles K Whitley dated July 29th, 2004 and filed for record in Inst 20040804-0093555 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Book 5200, page 696 and amended in Book 6250, page 88 Register's office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations building restrictions and setback lines if any and any and all easements for public utilities.

2013 taxes have been paid by the Grantee and all subsequent taxes to be assumed by the Grantor(s)

Lucy Girt joints in this conveyance to convey any and all interest marital or otherwise she may have in the subject property.

unimproved ☐

This is improved ☒ property, known as 3581 Gondola Dr., 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 we do covenant with the said GRANTEES 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 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 14th day of November, 2013.

Jason Richard Girt by David Girt HIS ATTORNEY IN FACT
Jason Richard Girt , by David Girt his attorney in fact

Lucy Girt by David Girt HIS ATTORNEY IN FACT
Lucy Girt, by David Girt her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 14th day of November, 2013, before me personally appeared David Girt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jason Richard Girt and Lucy Girt, and who acknowledged that he executed the same as the free act and deed of the said Jason Richard Girt and Lucy Girt by virtue of that Power of Attorney, duly executed by the said Jason Richard Girt and Lucy Girt and appearing of record as Instrument No. 20131118-0118682 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2013.

Commission expires: ~~February 22, 2016~~
3-8-16

~~Judith C. Jacobs~~ Notary Public
Jonathan T. Jacobs

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.