mail to:
Vanderpool, Peerman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Elizabeth J Barnes
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 19TH DAY OF FEBRUARY, 2014.

Ruth M. Foran
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brien K. Townsend and Elaine M. Townsend, husband and wife	First Community Mortgage, Inc.	01800009900
	(NAME)	
101 Luton Place	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dorothy Green Luton, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brien K. Townsend and Elaine M. Townsend, husband and wife, hereinafter called the Grantees, 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, BEGINNING AT AN IRON PIPE, SAID PIPE BEING THE NORTHWEST CORNER OF PARCEL 98 ON DAVIDSON COUNTY TAX MAP 18, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE N 03 DEG 15 MIN 45 SEC E 712.35. FEET TO AN IRON PIN;

THENCE S 68 DEG 50 MIN 29 SEC E 83.38 FEET TO AN IRON PIN;
THENCE S 60 DEG 35 MIN 10 SEC E 60.14 FEET TO AN IRON PIN;
THENCE S 57 DEG 14 MIN 55 SEC E 49.83 FEET TO AN IRON PIN;
THENCE S 46 DEG 24 MIN 32 SEC E 98.96 FEET TO AN IRON PIN;
THENCE S 24 DEG 21 MIN 24 SEE E 476.02 FEET TO A PIPE;
THENCE S 35 DEG 38 MIN 52 SEC E 136.02 FEET TO A PIPE;
THENCE S 75 DEG 22 MIN 10 W 103.35 FEET TO AN IRON PIN;
THENCE S 58 DEG 53 MIN 49 SEC W 140.60 FEET TO A PIPE;
THENCE N 62 DEG 34 MIN 29 SEC W 186.55 FEET TO A PIPE;
THENCE N 89 DEG 47 MIN 50 SEC W 173.89 FEET TO THE POINT OF BEGINNING CONTAINING 5.92 ACRES, AS SHOWN ON THE BOUNDARY SURVEY MADE BY BRACKMAN LAND SURVEYING, BY DAVID P. BRACKMAN, TENNESSEE RLS NO. 1684, DATED APRIL 1, 2013, FILE NO. 13-046.

BEING PART OF THE SAME PROPERTY CONVEYED TO HERBERT W. LUTON, JR. AND WIFE, DOROTHY GREEN LUTON BY INSTALLMENT DEED FROM CALVERT L. PORTER AND WIFE, ALICE F. PORTER, OF RECORD IN DEED BOOK 2798, PAGE 186, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID HERBERT W. LUTON, JR., DIED ON SEPTEMBER 3, 2008 LEAVING DOROTHY GREEN LUTON AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

BILL GARRETT, Davidson County
Trans:T20140013594 DEEDWARR
Recvd: 02/27/14 08:23 2 pgs
Fees:13.00 Taxes:740.00

20140227-0016686

WARRANTY DEED
(Continued)

BEING THE SAME PROPERTY CONVEYED TO HERBERT W. LUTON, JR. AND WIFE, DOROTHY GREEN LUTON BY DEED FORM CALVERT L. PORTER AND WIFE, ALICE F. PORTER OF RECORD IN BOOK 2798, PAGE 186, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID HERBERT W. LUTON HAVING SINCE DIED ON 09/03/2008 LEAVING DOROTHY GREEN LUTON HIS SOLE SURVIVING HEIR.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 101 Luton Place, Goodlettsville, TN 37072
(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/our hand(s) this 19th day of February, 2014.

Dorothy Green Luton
Dorothy Green Luton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Green Luton, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of February, 2014.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

RETURN TO:
Jim R. Vanderpoo, P.C.
256 Seaboard Lane, G-104
Franklin, KY 37067