BILL GARRETT, Davidson County
Trans:T20140013905 DEEDWARR
Recvd: 02/27/14 15:26 2 pgs
Fees:13.00 Taxes:155.22

20140227-0017117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,950.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2014.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9. 2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ernest C. Midgett and Ricki G. Midgett 5215 Rawlings Road Joelton, TN 37080	Ernest C. Midgett and Ricki G. Midgett 5215 Rawlings Road Joelton, TN 37080	01500011300

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

NORMA P. HARVISON, AS SURVIVING TENANT BY THE ENTIRETY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ERNEST C. MIDGETT AND WIFE, RICKI G. MIDGETT

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, referred to in previous instruments as "Lot B-11 on an unrecorded Plan of O.B. Goodwin land, described according to a survey by C.J. Carney, April 6, 1970" and further described according to a survey by Southern Land and Associates, Inc., dated February 23, 1978, described as follows:

Beginning at a point in Union Hill Road, said point being located South 15° 30' West, 427.5 feet from the northeast corner of the property conveyed to O.B. Goodwin and wife, by deed from S.H. Goodwin and wife, of record in Book 1755, page 491, said Register's Office; said northeast corner being located at or near the intersection of the westerly margin of Union Hill Road and the southeasterly margin of Morgan Road; thence within Union Hill Road

South 15° 30' West, 102.5 feet to the northeast corner of the property conveyed to Walter F. Duke and wife, by deed from Rick T. Puckett and wife, of record in Book 5070, page 898, Register's Office for said County; thence with the northeasterly line of said Duke's property northwestwardly 260 feet to the most southerly corner of the property conveyed to Paul E. Hambrick and wife, by deed from Roy L. Davis and wife, of record in Book 4817, page 455, Register's Office for said County; thence with a line of said Hambrick's property North 47° East, 105.5 feet to a inner corner of said Hambrick's property; thence in a part with a line of said Hambrick's property South 61° East, passing the westerly margin of Union Hill Road at 175 feet according to said deed to said Hambrick a total distance of 200 feet to the point of beginning.

Being the same property conveyed to Charles Harvison and wife, Norma P. Harvison, by deed from William H. Dorris, of record in Book 8080, page 180, said Register's Office. The said Charles Harvison having since died leaving Norma P. Harvisin, as surviving tenant by the entirety.

This improved property is known as 2622 Union Hill Road, Joelton, TN 37080.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 26th day of February, 2014.

Norma P. Harvison

Norma P. Harvison

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Norma P. Harvison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of February, 2014.

Howard M. Skipworth

Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2016