BILL GARRETT, Davidson County
Trans:T20140013908 DEEDWARR
Recvd: 02/27/14 15:29 2 pgs
Fees:13.00 Taxes:323.20
20140227-0017122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,350.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: _____

RICHARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Ricki G. Midgett 5215 Rawlings Road Joelton, TN 37080	022-00-0-105.00

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, formerly in the 24th Civil District of Davidson County, and being shown as Tract No. 3 on a survey by C.J. Carney Surveyor, March 4, 1961 as follows:

Beginning at a point on the easterly margin of Union Hill Road at a common corner to Tract No. 2; thence following the margin of Union Hill Road South 39° 15' West, 300 feet to a point; thence continuing with the margin of said Union Hill Road 56 feet more or less to a point on John Carney's property; thence South 81° 10' East, 5 feet more or less to a point; thence South 21° 55' East, 223 feet to a point; thence South 46° 40' East, 134.5 feet to a point; thence North 45° 15' East, 49.5 feet to a point; thence South 70° 25' East, 73 feet to a point in the common corner with

Tract No. 4; thence North 4° 30' East, 328 feet to a corner of Tract No. 2; thence North 23° 5' West, 236 feet to the point of beginning and containing 2.4 acres, more or less.

Being the same property conveyed to Charles E. Harvison and wife, Norma P. Harvison, by deed from Larry J. Ennis, unmarried of record in Book 6664, page 991, said Register's Office Charles E. Harvison having since died leaving Norma P. Harvison, as surviving tenant by the entirety.

This improved property is known as 3333 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 H. Skipworth

Notary Public

My commission expires:

HOWARD H. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 9, 2016