WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140017984 DEEDWARR
Recvd: 03/18/14 09:28 2 pgs
Fees:13.00 Taxes:591.82
20140318-0022162

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,951.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2014.

Notary Public

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

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Shelton	SWBC Mortgage Corporation	061-02-0-055.00
(NAME)	(NAME)	
596 Joyce Lane	9311 San Pedro	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(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, I, Marcus L. Townsend, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Shelton, an unmarried man, 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 334, on the Plan of Gra-Mar Acres, Section XI, as shown on plat of record in Plat Book 2663, Page 113, in the Register's Office for Davidson Count, Tennessee.

Said Lot No. 334 fronts 182.4 feet on the southeasterly side of Joyce Lane and runs back 133.3 feet on the northeasterly line and 238.6 feet on the southwesterly line to dead line in the rear, which is a broken line, on which it measures 211.6 feet.

Tract 2:
Being Parcel No. 1 on an unrecorded Map by Sweeney Clark Realty Company of a part of the west part of Lot No. 4 on the Map of the Subdivision of William Bradford Land of record in Book 547, Page 91, Register's Office for said County, and described according to a copy of a survey made by Barge-Waggoner and Sumner, Inc. Engineers, dated January 10, 1963 as follows:

Beginning at a concrete monument at a rear easterly corner of Lot No. 334 as shown on Plan of Section XI of Gra-Mar Acres, of record in Book 2663, Page 113, said Register's Office; thence along the easterly rear line of said lot, North 2 degrees 31 feet East 177.4 feet to the corner of said lot and of a Reserved Parcel shown on said Plan; thence South 42 degrees 05 feet East 251.5 feet to a point; thence South 44 degrees 13 feet West 124.9 feet to the point of beginning.

Being the same property conveyed to Marcus L. Townsend, unmarried, by deed of record in Instrument Number 20041011-0122303, Register's Office for Davidson County, Tennessee.

Subject to Covenants of record in Book 2875, Page 474, Register's Office for Davidson County, Tennessee. Easement of record in Book 4129, Page 967, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Book 2663, Page 113 and Book 547, Page 91, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 596 Joyce Lane, Nashville, TN 37216

(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 March, 2014.

Marcus L. Townsend

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcus L. Townsend, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of March, 2014.

Commission expires: 7-30-17



Notary Public