Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018738 DEEDWARR
Recvd: 03/20/14 13:35 2 pgs
Fees:13.00 Taxes:403.30
20140320-0023091

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Jeremy Olson	Jeremy Olson	43-12-58
(NAME)	(NAME)	
122 Vandiver Drive	122 Vandiver Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, Rebecca Lovell, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Olson, a single 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:

Land in Second Civil District of Metropolitan-Nashville, Davidson County, Tennessee, and being part of the East Part of Lot No. 9. Vandiver Subdivision (not of record) and being more particularly described as follows, according to a survey by R.L. Montoya land Surveying, Inc.:

Beginning at an iron rod in the northeasterly margin of Vandiver Drive and being the most southwesterly corner for this herein described parcel; thence leaving said margin North 53 deg. 20' 48" East and passing a witness rod at 121.30 feet for a total distance of 192.70 feet to a point in the southwesterly boundary of the Dept. of U.S. Army Corps of Engineers property (Cumberland River); thence running with said boundary line South 45 deg. 06' 27" East 50.5 feet to a point; thence South 53 deg. 20' 48" West and passing a witness rod at 71.40 feet for a total distance of 199.80 feet to an iron rod in the northeasterly margin of Vandiver Drive; thence running with said drive North 37 deg. 02' West 50.00 feet to the point of beginning.

Being the same property conveyed to Rebecca Lovell, an unmarried person, by deed of record in Instrument Number 20060712-0083591, Register's Office for Davidson County, Tennessee.

Subject to Easement of record in Book 5394, Page 268, Register's Office for Davidson County, Tennessee. Easement for the flow of the Cumberland River, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 122 Vandiver Drive, Madison, TN 37115

(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.

Rebecca Lovell

Rebecca Lovell

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 Rebecca Lovell, 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 at Franklin, Tennessee this 14 day of March 2014.

Commission expires:

Notary Public

