283.10

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023597 DEEDWARR
Recvd: 04/08/14 09:31 2 pgs
Fees:13.00 Taxes:270.10
20140408-0029179

State of Tennessee)
County of ~~Davidson~~ Benton)

The actual consideration or value, whichever is greater, for this transfer is $73,000.00.

Affiant

Sworn to and subscribed before me this 27 day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 8-27-17

SHERRY C BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
BENTON CO TENN

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Janelle Mears and		
Terra Mears	Same	05303000700
1213 Bryan Street		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Demetra Robinson, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Janelle Mears and Terra Mears**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows:

Being Lot 152, Section C, Village of Old Hickory, as shown on the plan recorded July 16, 1948, in Book 1424, page 66, Register's Office for Davidson County, Tennessee, fronting 55.0 feet on Bryan Street, containing 0.08 acres, more or less, to which reference to the above-noted Plat for a more complete and accurate description.

Subject to and/or reserving one (1) permanent easement 2.5 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded Plat, which is made a part of this description by reference thereto.

Being the same property conveyed to Demetra Robinson, a single woman, by deed from Elmer Dorris Goad and wife Ina Goad, of record in Instrument No. 20040907-0107773, Register's Office for Davidson county, Tennessee.

This is improved property known as 1213 Bryan Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 27 day of March, 2014.

DEMETRA ROBINSON

State of Tennessee)
County of ~~Davidson~~ Benton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Demetra Robinson**, the Bargainer, 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 27 day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 8-27-17

SHERRY C. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
BENTON CO. TENN.