BILL GARRETT, Davidson County
Trans:T20140030576 DEEDWARR
Recvd: 05/05/14 09:16 2 pgs
Fees:13.00 Taxes:695.60
20140505-0037776

**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0127HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

K.P. Cadwallader
Affiant

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2014.

Kim Gillespie
Notary Public
Commission Expires: 10-18-16

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Brody J. Logan<br>2205 Old Baker Road<br>Goodlettsville, TN 37072 | Primary Residential Mortgage, Inc.<br>1480 No. 2200 West<br>Salt Lake City, UT 84116 | 006-00-0-055.00 |

# WARRANTY DEED

FOR AND IN 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/WE,

**Janice E. Davis, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brody J. Logan and Katico P. Cadwallader, as tenants in common with rights of survivorship**

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:

BEING two tracts of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, Tract No. 1 according to a survey made by Harvey Gee, Surveyor, August 13, 1949, and Tract No. 2, according to a survey made by H. B. Fowlkes, Surveyor, December, 1945, as follows:

TRACT NO. 1: BEGINNING at a point in the center of an old L & N Railroad right-of-way at the southwest corner of the property conveyed to T.P. Key; thence with Key's southeastern boundary line North 39 degrees 30 minutes east, 253.44 feet to an iron pin; thence South 46 degrees 06 minutes east 305.4 feet to an iron pin; thence south 39 degrees 30 minutes west 253.44 feet to a point in the center of said right-of-way line; thence with the center of said old right-of-way line, north 46 degrees 06 minutes west 39.4 feet to the southwest corner of the property conveyed to John Henry Courtwright and wife by deed from Claude H. Stitt and wife, of record in Book 1439, Page 319, Register's Office for said County; thence with the southeastern boundary line of said Courtwright property, north 39 degrees 30 minutes east 150 feet to Courtwright's southeast corner; thence with Courtwright's northeastern boundary line north 46 degrees 06 minutes west 50 feet, to Courtwright's northwest corner; thence with Courtwright's northwestern boundary line, south 39 degrees 30 minutes west 150 feet to a point in the center of said old right-of-way line; thence with the center of said right-of-way line, north 46 degrees 06 minutes west 216 feet to the beginning, containing 1.6 acres, more or less.

TRACT NO. 2: BEGINNING in the center of an old railroad right-of-way now abandoned at a point south 46 degrees 15 minutes east 216 feet from the southeast corner of the T. Porter Key property; thence parallel with said Key's easterly line north 39 degrees 30 minutes east 150 feet to an iron stake, thence parallel with the center line of said right-of-way south 46 degrees 15 minutes east 50 feet to an iron stake; thence south 39 degrees 30 minutes west 150 feet to an iron stake in the center of said right-of-way; thence with the same north 46 degrees 15 minutes west 50 feet to the beginning.

BEING the same property conveyed to Janice E. Davis, unmarried, by Warranty Deed from James B. Douglas, Jr. and wife, Eva Faye Douglas, dated 7/20/07 and recorded 7/25/07 in Instrument Number 20070725-0088156, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2205 Old Baker Road, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of May, 2014.

Janice E. Davis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janice E. Davis, unmarried** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 1st day of May, 2014.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)