

BILL GARRETT, Davidson County
Trans:T20140044580 DEEDWARR
Recvd: 06/24/14 10:36 2 pgs
Fees:13.00 Taxes:111.00
20140624-0054909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baggett General Contractors	Same as new owner	04214003900
	(NAME)	
P.O. Box 143		
(ADDRESS)	(ADDRESS)	
Cottontown, TN 37048		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Patricia Herity and Rosemary Bradley and Vivian Christine Sanders, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Baggett General Contractors, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE PLAN OF SECTION II, SHERRY HEIGHTS, AS OF RECORD IN BOOK 2331, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RHINE DRIVE AT THE COMMON CORNER OF LOTS NO. 16 AND 17; THENCE WITH THE LINE BETWEEN SAID LOTS 197 FEET TO A CONCRETE MONUMENT; THENCE NORTHWARDLY 206.2 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF WESTCHESTER DRIVE; THENCE WITH MARGIN OF THE SAME; WESTERLY 172 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE AROUND THE SAME CURVE SOUTH-WESTERLY 39.3 FEET TO ANOTHER CONCRETE MONUMENT IN THE EASTERLY MARGIN OF RHINE DRIVE; THENCE WITH THE MARGIN OF SAID DRIVE SOUTHERLY 181.2 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES P. HERITY AND WIFE EULA A. HERITY BY DEED OF RECORD AT BOOK 2883, PAGE 319, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE INTEREST OF EULA LEE STROUD HERITY WAS DIVESTED FROM HER AND VESTED IN JAMES PATRICK HERITY BY ORDER OF THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, OF RECORD AT BOOK 7294, PAGE 754, SAID REGISTER'S OFFICE. JAMES P. HERITY SUBSEQUENTLY CONVEYED HIS INTEREST TO PATRICIA HERITY, ROSEMARY HERITY, AND JOHN HERITY BY QUITCLAIM OF RECORD AT BOOK 7312, PAGE 849, SAID REGISTER'S OFFICE. JOHN BARRY HERITY SUBSEQUENTLY DIED, AND HIS LAST WILL AND TESTAMENT, ADMITTED TO PROBATE ON 4/3/2001 BY ORDER OF THE PROBATE COURT FOR DAVIDSON COUNTY, CASE 01P-494, DEVISED AND BEQUEATHED HIS ENTIRE ESTATE, REAL AND PERSONAL, TO VIVIAN CHRISTINE SANDERS. SAID PROBATE CASE WAS CLOSED BY ORDER ENTERED 6/18/03. JAMES P. HERITY AND JAMES PATRICK HERITY ARE THE SAME PERSON. EULA A. HERITY AND EULA LEE STROUD HERITY ARE THE SAME PERSON. JOHN HERITY AND JOHN BARRY HERITY ARE THE SAME PERSON. ROSEMARY HERITY AND ROSEMARY BRADLEY BEING ARE THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 107 Rhine Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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/our hand(s) this 18th day of June, 2014.

Patricia Herity

Patricia Herity

Rosemary Bradley

Rosemary Bradley

Vivian Christine Sanders

Vivian Christine Sanders

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Herity, Rosemary Bradley and Vivian Christine Sanders, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2014.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072