BILL GARRETT, Davidson County
Trans:T20140053824 DEEDWARR
Recvd: 07/25/14 10:29 2 pgs
Fees:13.00 Taxes:925.00

20140725-0066194

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~250~~,000.00

Affiant

Subscribed and sworn to before me this 22nd day of July, 2014.

Notary Public

My commission expires: 1/26/16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ERIC W. LAW	BANK OF AMERICA	05303025700
1401 BIRDSALL ST	4909 Savarese DR.	
OLD HICKORY, TN 37138	Tampa, FL 33634	

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 ACKNOWLEDGE, WE,

ANGELA VENABLE, UNMARRIED AND JILL WEIDA, UNMARRIED, AS TENANTS IN COMMON WITH FULL RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIC W. LAW AND VALENTINE LAW, HUSBAND AND WIFE

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 Davidson County, Tennessee, being Lot No. 172 on the plan of SECTION "B", E.T. du PONT de NEMOURS AND COMPANY'S SUBDIVISION, as shown by plat of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning on the easterly margin of Birdsall Street, at the corner of Lots Nos. 172 and 173; thence with the line between said lots, eastwardly 88.4 feet to the corner of Lots No. 167, 168, 172 and 173; thence with the line between Lots Nos. 167 and 172, northwardly 61.1 feet to the southerly margin of 14th Street; thence with the southerly margin of said Street, westwardly 78.2 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet to the easterly margin of Birdsall Street; thence with the easterly margin of said street, southwardly 53.2 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO ANGELA VENABLE, UNMARRIED AND JILL WEIDA, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM RONALD A. RAMAGE AND ANN E. RAMAGE, HUSBAND AND WIFE, DATED 07/19/2007 AND RECORDED ON 07/27/2007 IN INSTRUMENT NUMBER 20070727-0089274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $239,500.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1401 BIRDSALL ST, OLD HICKORY, TN 37138.

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 in 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 22nd day of July, 2014.

ANGELA VENABLE

JILL WEIDA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ANGELA VENABLE and JILL WEIDA, the within named Grantor(s), 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, at office, this 22nd day of July, 2014.

Notary Public

My Commission Expires: 1/26/16

STATE OF TENNESSEE NOTARY PUBLIC
LELAND L. COLEMAN JR.
SUMNER COUNTY