BILL GARRETT, Davidson County
Trans: T20140062635 DEEDWARR
Recvd: 08/25/14 08:59 2 pgs
Fees: 13.00 Taxes: 377.40

20140825-0077060

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 NUMBER
Richard A. Little and Stacey L. Little, husband and wife	First Community Mortgage, Inc.	03312006100
	(NAME)	
501 Kathy Avenue	245 Heritage Park Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37129	
(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 Vicki Teeples, Ronald Elvin Staton, Jr. and James Carl Staton, Heirs of the Estate of Virginia S. Staton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard A. Little and Stacey L. Little, husband and wife, 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. 213 ON THE MAP OF GATEWOOD SUB. SEC. I, AS OF RECORD IN BOOK 3300, PAGES 47 TO 52, BOTH INCLUSIVE, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE CORNER OF LOTS NOS. 213 AND 214, IN THE NORTHEASTERLY MARGIN OF JEANETTE AVENUE; THENCE WITH THE LINE BETWEEN SAID LOT NORTHEASTERLY 160 FEET TO A POINT; THENCE WITH THE LINE BETWEEN LOTS NO. 212 AND 213, NORTHWESTERLY 117.1 FEET TO THE POINT IN THE SOUTHEASTERLY MARGIN OF KATHY AVENUE; THENCE WITH THE MARGIN OF THE SAME, SOUTHWESTERLY 135.68 FEET TO THE POINT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHEASTERLY 39.3 FEET TO A POINT IN THE NORTHEASTERLY MARGIN OF JEANETTE AVENUE; THENCE WITH THE MARGIN OF THE SAME, SOUTHEASTERLY 93 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RONALD E. STATON, SR. AND WIFE, VIRGINIA STATON BY WARRANTY DEED FROM JONES LUMBER COMPANY, INCORPORATED, DATED 04/21/1966 OF RECORD IN BOOK 4009, PAGE 75, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID RONALD E. STATON, SR. HAVING PREDECEASED VIRGINIA STATON. THE SAID VIRGINIA STATON HAVING SINCE DECEASED, LEAVING VICKI LYNN TEEPLES, JAMES CARL STATON AND RONALD ELVIN STATON, JR., HER HEIRS AT LAW, AS EVIDENCE BY AFFIDAVIT OF INHERITANCE OF RECORD IN INSTRUMENT NO. 20140807-0071379, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

2014 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

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

unimproved ( )
This is improved (X) property, known as 501 Kathy Avenue, Goodlettsville, TN 37072
(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

WARRANTY DEED
(Continued)

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 August, 2014.

Vicki Teeples

Ronald Elvin Staton, Jr.

James Carl Staton

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vicki Teeples, Ronald Elvin Staton, Jr. and James Carl Staton, Heirs of the Estate of Virginia S. Staton the herein bargainor, 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 the 22nd day of August, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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