Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085101 DEEDWARR
Recvd: 11/12/14 09:07 2 pgs
Fees:13.00 Taxes:806.23
20141112-0103934

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of November, 2014

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeffrey Black	SWBC Mortgage Corporation	Parcel ID:
2101 Brookview Drive	9311 San Pedro, Ste 100	08414000300
Nashville, TN 37214	San Antonio, TX 78216	

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, we

Ruth E. French, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jeffrey Black and Ina M. Black, 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. 87 on the Plan of Donelson Meadows, Section Two, as of record in Book 2133, Pages 100 and 101, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Brookview Drive at the corner of Lots Nos. 87 and 88; thence with the line between said two lots southeastwardly 415.3 feet; thence south 76° 34' west 153 feet to the corner of Lots Nos. 86 and 87; thence with the line between said two lots northwestwardly 317.6 feet to the southeasterly margin of Brookview Drive; thence with said Drive and with a curve northeastwardly 42.38 feet to a turn in said Drive, continuing northeastwardly 89 feet, in all 131.38 feet to the beginning.

Being the same property conveyed to Katherine E. Andrews, unmarried, and Ruth E. French, unmarried, by Warranty Deed from C. J. Sain and wife, Celestine F. Sain, dated August 17, 1955, of record in Book 2446, Page 50, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Katherine E. Andrews and Ruth E. French, joint tenants with right of survivorship, by Quitclaim Deed from Katherine E. Andrews and Ruth E. French, dated April 24, 1989, of record in Book 7825, Page 934, Register's Office for Davidson County, Tennessee. The said Katherine E. Andrews having since died and subject property vested in Ruth E. French.

This conveyance is subject to Restrictions of record in Book 2283, Page 361, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2133, Pages 100 and 101, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2101 Brookview Drive, Nashville, TN 37214

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 hand this 7th day of November, 2014.

Ruth E. French
Ruth E. French

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth E. French, 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 Nashville, Tennessee, this 7th day of November, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.