File Box 8

WARRANTY DEED 5171

BILL GARRETT, Davidson County
Trans:T20140094591 DEEDWARR
Recvd: 12/17/14 15:28 2 pgs
Fees:13.00 Taxes:443.63
20141217-0115621

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Exp. 5-12-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Rachel Farr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2014.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Lighthall III	Republic State Mortgage	**043-15-0 080.00**
(NAME)	(NAME)	
400 Farris Avenue	2715 Bissonnet, Ste. 102	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Houston, TX 77005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Shelia Odom, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard A. Lighthall III and Cecilia R. Lighthall, 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:

Being Lot Nos. 68 and 69, and the rear or easterly part of Lot No. 66 on the unrecorded Map of East Madison Addition and described as follows:
Beginning at a point in the southerly margin of New Providence Pass 55 feet easterly from the east line of a 50 foot street, said point being the corner of Lots 67 and 68; thence southerly parallel to said street, passing the corner of Lots 67 and 68 at 150 feet to a point in the north line of Lot 65, thence easterly to a point in the west line of Lot 73; thence with the line between said Lots 66 and 73 and along the line between Lots 69 and 70, northerly 165 feet, more or less, to the south margin of New Providence Pass; thence, with the margin of the same northwesterly 110 feet to the point of beginning.

Being the same property conveyed to Shelia Odom by deed of record in Book * , Page _____, Register's Office for Rutherford County, Tennessee. * 20141217-0115618

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **400 Farris Avenue, Madison, TN 37115** .
(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 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 11th day of December, 2014.

Sheila Odom

Sheila Odom

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Sheila Odom the bargainor(s), 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 at Smyrna, Tennessee, this 11th day of December, 2014.

Commission expires:5/23/16

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY