14-1299

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

File No. 144238

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 30, 2016
(AFFIX SEAL)

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150005348 DEEDWARR
Recvd: 01/22/15 10:10 2 pgs
Fees:13.00 Taxes:858.40
20150122-0006235

**THIS INSTRUMENT WAS PREPARED BY:**
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Luke T. Searcy | Franklin American Mortgage Company | 146-04-0-123.00 |
| (NAME) | (NAME) | |
| 697 Harding Place | 501 Corporate Center Dr., Ste 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Franklin, Tennessee 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **PATRICIA MEDLEY PRIDE, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKE T. SEARCY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), 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. 502 on the Plan of Caldwell Hall, Section IX, as of record in Book 3300, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED in the above described property, but EXCLUDED therefrom is that portion having been conveyed to Metropolitan Government of Nashville and Davidson County by Warranty Deed recorded 5/2/13 in Instrument No. 20130502-0044229, in the Register's Office of Davidson County, Tennessee, and being more particularly described therein.

Being the same property conveyed to Henry O. Medley and wife, Patricia D. Medley, by Warranty Deed from Philip W. Minor and wife, Vema S. Minor, dated August 8, 1996 and recorded August 13, 1996 in Book 10155, Page 100, in the Register's Office of Davidson County, Tennessee. Henry O. Medley died February 17, 2009 vesting property solely in Patricia D. Medley as the surviving tenant. The said Patricia D. Medley is now known as Patricia Medley Pride.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; all matters appearing on the Plan of record in Plat Book 3300, page 25, said Register's Office, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described; Temporary Construction Easement in Instrument No. 20130502-0044228, said Register's Office; Conveyance to Metro in Instrument No. 20130502-0044229, said Register's Office; Conveyances to the Tennessee Valley Authority of record in Book 1133, Page 610 and Book 1237, Page 371, said Register's Office; and, all other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 697 Harding Place, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of January, 2015.

Patricia Medley Pride

Patricia Medley Pride

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 PATRICIA MEDLEY PRIDE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of January, 2015.

Commission expires: 3/28/15

Traci H. Peay

Notary Public

TRACI H. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY