BILL GARRETT, Davidson County
Trans: T20150013810 DEEDWARR
Recvd: 02/25/15 13:36 2 pgs
Fees: 13.00 Taxes: 732.23
20150225-0016227

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155357

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of February, 2015.

NOTARY PUBLIC

My commission expires: 11-3-15

BROOKE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad L. Till 3049 Smith Springs Road Antioch, TN 37013	Same address as new owner	136-00-0-131.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Seven Thousand Nine Hundred and 00/100 Dollars ($197,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KAREN L. TRUSTY, UNMARRIED AND LORI L. WEBER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CHAD L. TILL, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

Beginning at an iron pin on the South margin of Smith Springs Road, that is 383 feet, more or less, East of a common line between Hugh W. Lusk and the United States of America, and proceeding as follows: With the South margin of Smith Springs Road, South 51° 36' East, a distance of 50.0 feet to an iron pin; thence North 38° 24' East, a distance of 5.0 feet to an iron pin; thence South 51° 36' East, a distance of 220.0 feet to an iron pin; thence leaving said margin, South 30° 39' West, a distance of 684.8 feet to an iron pin; thence North 6° 31' East, a distance of 338.5 feet to an iron pin; thence North 81° 14' West, a distance of 160.0 feet to an iron pin; thence North 32° 59' East, a distance of 467.0 feet to the point of beginning.

BEING the same property conveyed to Karen L. Trusty and Lori L. Weber, both unmarried persons, as joint tenants with the right of survivorship, by Warranty Deed from Kimberly Lane Kimmel, an unmarried person, dated May 24, 1995 and recorded May 31, 1995, of record in Book 9685, Page 253, in the Register's Office of Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The address of the herein described property is believed to be 3049 Smith Springs Road, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of February, 2015.

KAREN L. TRUSTY

LORI L. WEBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Karen L. Trusty and Lori L. Weber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of February, 2015.

Notary Public

Brooke Smith

Printed Notary Name

My commission expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON