BILL GARRETT, Davidson County
Trans:T20150026420 DEEDWARR
Recvd: 04/09/15 09:47 2 pgs
Fees:13.00 Taxes:249.57

20150409-0031172

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,450.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 1ST DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-18-15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MOLLIE SLAYBAUGH RUTHERFORD 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
Alexander Bright, an unmarried man	SAME AS NEW OWNER (NAME)	14800020600
P O BOX 1291 (ADDRESS)	(ADDRESS)	
Antioch, TN 37011 (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 Isaac T. James and Angela James, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alexander Bright, an unmarried man, 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. 5 ON THE PLAN OF JOSEPH MULLINS SUBDIVISION OF LOTS 6, 7, 8, AND 9 OF THE A. P. GRINSTEAD SUBDIVISION OF LOTS AT ANTIOCH OF RECORD IN PLAN BOOK 161, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF REEVES ROAD AT THE COMMON CORNER OF LOTS 4 & 5; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHERLY 150 FEET TO A POINT; THENCE WESTERLY 56 FEET TO A POINT IN THE NORTHEASTERLY MARGIN OF PAYNE ROAD; NORTHWESTERLY 190 FEET TO A POINT IN THE SOUTHERLY MARGIN OF REEVES ROAD; THENCE WITH THE SOUTHERLY MARGIN OF REEVES ROAD EASTERLY 169 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ISAAC T. JAMES BY DEED FROM THE SECRETARY OF VETERANS AFFAIRS OF RECORD IN INSTRUMENT NO. 20020104-0001601, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ANGELA JAMES JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

2015 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 4800 Reeves Road, Antioch, TN 37013
(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 1st day of April, 2015.

WARRANTY DEED
(Continued)

Isaac T. James

Angela James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Isaac T. James and Angela James, husband and wife, the herein bargainor, 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 official seal, this the 1st day of April, 2015.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/2018

(SEAL)

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