WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150077831 DEEDWARR
Recvd: 09/14/15 10:42 2 pgs
Fees:13.00 Taxes:555.00

20150914-0092890

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: March 13, 2019

(AFFIX SEAL)

KRISTIN L. BRADFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lloyd E. Townsend Jr.	Lloyd E. Townsend Jr.	049000242.00
(NAME)	(NAME) P.O. BOX 66	
689 Brick Church Lane	~~689 Brick Church Lane~~	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Zelon Wayne Teasley Jr., Donna Anne Teasley, James R. Weiland Sr., and Raymond W. Nance,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lloyd E. Townsend Jr.,** 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:

Beginning at a point in the northerly margin of Brick Church Lane, said point being the southwest corner of the land conveyed to Sam M. Outlaw and wife, Mary P. Outlaw by Deed from Alice Knight Murphree and husband, J.W. Murphree, of record in Book 2540, Page 245, Register's Office for said County; thence south 87 degrees east 347.5 feet with the northerly margin of said Lane, to a point; thence north 2 degrees 30' east 1,097.5 feet to a point; thence north 85 degrees west 325.5 feet to a point; thence south 2 degrees west 843 feet to a point; thence south 85 degrees west 40 feet to a point; thence south 2 degrees east 256 feet to the point of beginning; containing 9 acres, more or less.

Being the same property conveyed to Zelon Wayne Teasley, Raymond W. Nance, and James R. Weiland Sr. by Warranty Deed dated July 25, 2005 from James L. Fraser Executor of the Estate of Zora W. Fraser of record in Instrument No. 20050805-0092842 in the Register's Office for Davidson County, Tennessee. Zelon Wayne Teasley having since died testate on June 27, 2014 leaving Zelon Wayne Teasley, Jr and Donna Anne Teasley his sole survive heirs by its entirely.

unimproved ☐

This is improved ☑ property, known as 689 Brick Church Lane, Whites Creek, TN 37189
(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 hands this 9th day of September, 2015.

Zelon Wayne Teasley Jr
by his attorney in fact Donna Anne Teasley
Zelon Wayne Teasley Jr.
by his attorney in fact Donna Anne Teasley

Donna Anne Teasley
Donna Anne Teasley

James R. Weiland Sr.

Raymond W. Nance
by his attorney in fact James R. Weiland Sr.
Raymond W. Nance
by his attorney in fact James R. Weiland Sr.

State of Tennessee
County of Rutherford

Personally appeared before me Donna Anne Teasley and James R. Weiland Sr., with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of September, 2015.

KRISTIN L. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD

Notary Public Kristin L. Brown
My Commission Expires: March 13, 2019

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid Donna Anne Teasely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she executed the foregoing instrument (Warranty Deed) in behalf of Zelon Wayne Teasley, Jr. and further acknowledged that he/she executed the same as the free act and deed of said of Zelon Wayne Teasley, Jr. , and for the purpose therein contained by virtue of a Special Limited Power of Attorney duly executed by said of Zelon Wayne Teasley, Jr. , and appearing of record in Record Book __*__, Page _____, in the Register's Office for Davidson County, Tennessee.

* 20150914-0092889

Witness my hand and seal at Office in Murfreesboro, Tennessee.

KRISTIN L. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD

Notary Public
My Commission Expires: 03-13-19

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid James R. Weiland Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she executed the foregoing instrument (Warranty Deed) in behalf of Raymond W. Nance and further acknowledged that he/she executed the same as the free act and deed of said Raymond W. Nance, and for the purpose therein contained by virtue of a Special Limited Power of Attorney duly executed by said Raymond W. Nance, and appearing of record in Record Book _____, Page __**__, in the Register's Office for Davidson County, Tennessee.

** 20150914-0092888

Witness my hand and seal, at Office in Murfreesboro, Tennessee.

KRISTIN L. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD

Notary Public
My Commission Expires: 03-13-19

File No.: 20847