BILL GARRETT, Davidson County
Trans:T20150082608 DEEDWARR
Recvd: 09/29/15 09:05 2 pgs
Fees:13.00 Taxes:203.50
20150929-0098595

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jack Friedman
1007 Carolyn Ave.
Nashville, TN 37216

SEND TAX BILL TO:
Owner

MAP/PARCEL 043-13-0-129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Judy Billingsley, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Jack Friedman, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 50 feet of the westerly 150 feet of Lot No. 1 on the Plan of Forest Park Acreage Tracts, as of record in Book 843, Page 45, in the Register's Office for Davidson County, Tennessee and the southerly 10 feet of Lot No. 6, Block "J", on the Plan of Forest Park Subdivision at Madison in Tennessee, in said Register's Office.

Said part of Lot No. 1 fronts 50 feet on the easterly side of Forest Park Road and runs back between parallel lines 150 feet to a dead line.

Said part of Lot No. 6 adjoins said part of Lot No. 1 and fronts 10 feet on the easterly side of Forest Park Road and runs back between parallel lines 144 feet to a dead line.

Being the same property conveyed to Judy Billingsley by Quitclaim deed from Sandra Gay of record in Instrument No. 20130515-0048840 Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on May 15, 2013.

This is improved property known as: **113 Forest Park Rd, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 843, page 44, and restrictions in Book 5124, page 942, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 22nd day of September, 2015.

Judy Billingsley

Judy Billingsley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Judy Billingsley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of September, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

Jack Friedman
AFFIANT

Subscribed and sworn to before me this the 22nd day of September, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

File No: 158812