File Box 8

BILL GARRETT, Davidson County
Trans:T20150089788 DEEDWARR
Recvd: 10/21/15 14:22 4 pgs
Fees:23.00 Taxes:680.43
20151021-0107212

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Priscilla A. Gaines and husband Calvin A. Gaines 1235 Apache Lane Madison, TN 37115	SWBC MORTGAGE 9311 SAN PEDRO STE 100 SAN ANTONIO, TX 78216	Map: 52-12 Parcel: 103.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Calvin Bridgeforth and wife Deborah Bridgeforth (hereinafter collectively referred to as "Grantor"), have bargained and sold and by these presents do hereby sell, bargain, and convey and convey to Priscilla A. Gaines and husband, Calvin V. Gaines (hereafter collectively referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Certain real property in the City of Madison, Davidson County, Tennessee and described as follows, to-wit:

Being Unit No. 91 on the Plan of Sequoia Valley, Section 2, of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Calvin Bridgeforth and wife, Deborah Bridgeforth by Warranty Deed from Jon Morrell of record in Instrument 20120710-0060534, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1235 Apache Lane, Madison, Tennessee 37115.

This conveyance is subject to the following:

1. Taxes for the years after 2015 for Davidson County, Tennessee, which are not yet due and payable.
2. Plan of record in Book 3700, page 114, said Register's Office, shows an owner's certificate, a 30 foot minimum wetback line from Apache Lane and Seoux Terrace and an easement for public utility purposes along the northwest corner of said lot. A 2.5 X 30 foot utility anchor easement located on the northwest line and southeast line of said lot, and an easement for overhang along the southerly and westerly lines of said lot.
3. All applicable zoning ordinances and building codes.
4. Restrictive covenants of record in Book 4077, page 877, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $183,900.
(
(
(
(Subscribed and sworn to before me
(this 16 day of Oct, 2015.
(
(
(
(My Commission Expires:_____
(

Affiant

Notary Public

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest in said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of October, 2015.

CALVIN BRIDGEFORTH
Deborah Bridgeforth by
Calvin Bridgeforth her attorney in fact
DEBORAH BRIDGEFORTH

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Calvin Bridgeforth whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 16th day of October, 2015.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:_____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Calvin Bridgeforth whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument on behalf of Deborah Bridgeforth, for the purposes therein contained, and who acknowledged, under oath, that he executed the same as the free act and deed of Deborah Bridgeforth as her attorney in fact.

WITNESS my hand and official seal of Nashville, Tennessee, on this 16th day of October, 2015.

Notary Public

My Commission Expires:_____

