BILL GARRETT, Davidson County
Trans: T20160069682 DEEDWARR
Recvd: 08/11/16 13:38 2 pgs
Fees: 13.00 Taxes: 66.60
20160811-0083694

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
16-1374

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of August, 2016

Notary Public
Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Brandy George<br>3838 Old Clarksville Pike<br>Joelton, TN 37080 | 3844 Old Clarksville Pike<br>Joelton, TN 37080 | 021-00-0-008.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Terry Devine and wife, Ann Devine**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brandy George, single woman**

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:

LAND in the 14th Civil District of Davidson County, Tennessee, and being part of the tract of 10 acres of Marshall Baldwin and wife, Margaret Baldwin, as in Deed of record in Book 1614, Page 147, Register's Office for said County, and described as follows, to-wit:

BEGINNING in the center of the Old Clarksville Road at a point 122 feet east of the common corner of Jim Ford land and the land of the said Baldwin's, as hereinbefore stated, and the same being the southeast corner of the said Jim Ford's land and the same being the southwest corner of Baldwin's tract; thence with the center of said Clarksville Road and east 75 feet to a point; thence leaving the Clarksville Road and running northerly and between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Terry Devine and wife, Anna Devine*, by Warranty Deed from Mary Alice Yaney Huff, an unmarried person, dated 11/21/97 and recorded 12/10/97 in Book 10716, Page 383, in the Register's Office of Davidson County, Tennessee.

*There was a scrivener's error on the Warranty Deed recorded 12/10/97 in Book 10716, Page 383. Correct name should be Ann Devine, not Anna Devine.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3838 Old Clarksville Pike, Joelton, TN 37080.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of August, 2016.

Terry P. Devine

Terry Devine

Ann C. Devine

Ann Devine

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
**Terry Devine and Ann Devine**
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of August, 2016.

Notary Public
My Commission Expires: _____

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

(Notary Seal)