Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES-18-700

Bill Garrett Davidson County
Batch# 83004 DEEDWARR
04/20/2018 09:16:05 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20180420-0037253

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 11th day of April 2018.

Notary Public

My commission expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Piper **Andrew Currey**	new owners	**05212004600**
700 Canton Pass		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Robert Wayne Douglas, Jr. and Anthony Dale Douglas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Piper and Andrew Currey, as Joint Tenants with Rights of Survivorship

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 Davidson County, Tennessee, being Lot No. 24 on the Map of Marlin Meadows, Section II, as of record in Book 1835, page 127, R.O.D.C., Tennessee.

Beginning at a point in the southwesterly margin of Neely's Bend Road at the common corner of Lots 23 and 24; thence with the line between said lots 155.9 feet to a point; thence with the line between Lots 22 and 24 southwesterly 32.4 feet; thence with the line between Lots 24 and 25 southeasterly 147.16 feet to a point in the margin of Canton Pass; thence with same northeasterly 134.3 feet to the beginning of a curve; thence around said curve in a northwesterly direction 34.66 feet to a point in the margin of Neely's Bend Road; thence with same 114.3 feet to the point of beginning.

Being the same property conveyed to Robert W. Douglas and wife, Marguerite L. Douglas, by Warranty Deed from Edward E. Marlin and wife, Florence Claudia Marlin, dated May 20, 1955, of record in Book 2400, page 273, Register's Office for Davidson County, Tennessee. Robert W Douglas, died, leaving Marguerite L Douglas vested on title as the sole surviving tenant by the entirety. Marguerite L Douglas died on or about July 2nd, 2016, devising the property to her heirs at law, Robert Wayne Douglas, Jr, and Anthony Dale Douglas, as evidenced by Affidavits of Heirship of record in Instrument No 20180319-0025679 and Instrument No 20180319-0025680, said Register's Office. Subject property was never primary residence for grantors and/or spouses.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 700 Canton Pass, Madison, TN 37115.

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 in 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.

Robert Wayne Douglas Date: 4-11-18
Robert Wayne Douglas, Jr. as Individual and Co-Executor

Anthony Dale Douglas Date: 4/11/18
Anthony Dale Douglas as Individual and Co-Executor

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Robert Wayne Douglas, Jr. and Anthony Dale Douglas, INDIVIDUALLY and as CO-EXECUTORS the within named Grantor(s), 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, at office, this 11th day of April, 2018.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER