WARRANTY DEED

F-316

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 11 P/o Par. 59.2	Mr/Mrs Jeffrey A. Bond Rt 3 Box 165 Goodlettsville Tenn.	new owners BOOK 4369 PAGE 660
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Prepared by
Reau E. Folk, Jr.
Suite 112 Stahlman Bldg.
Nashville Tenn. 37201

EARL AYERS and wife, WILMA AYERS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

JEFFREY A. BOND and wife, WANDA F. BOND,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described according to a survey, dated July 15, 1969, by Southern Land Surveying Co., Inc., as follows:

Beginning in the center of Freeman Road at a point lying 140.0 feet south of the southeasterly corner of the property conveyed to Harry I. Martin, Jr., and wife, Waldean Smith Martin; thence, along the center of Freeman Road, south 0°1' west 140.0 feet to a point; thence north 89°55' west 925.64 feet to an iron stake; thence north 7°56' west 140.0 feet to an iron stake; thence east 945.0 feet to the beginning, containing 3.0 acres, more or less.

Being part of the property conveyed to Earl Ayers and wife, Wilma Ayers, by deed from W. G. Hitt, Sr., and wife, Eunice Hitt, of record in Book 2965, page 357.

This conveyance is made subject to the right of way of that portion of Freeman Road included within the description above.

This deed was prepared by Reau E. Folk, Jr., Attorney, Stahlman Bldg., Nashville, Tennessee, solely upon information furnished by the Grantors.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1969 Metro Taxes.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8 day of Aug, 1969.

Wilma Ayers
Wilma Ayers

Earl Ayers
Earl Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4369 PAGE 661

Before me, Robert Ray Gilbreath, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Earl Ayers and wife, Wilma Ayers,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this, the 8th day of August, 1969.

Robert Ray Gilbreath
Notary Public

My commission expires:
February 21 - 1973

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 3500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF Aug 1969

MY COMMISSION EXPIRES: 3-14-70 (AFFIX SEAL) Notary Public

A 56224

T

IDENTIF. REFERENCE

OCT 3 1 44 PM '69

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
REF:hs

FROM
EARL AYERS and wife

TO
JEFFREY A. BOND and wife

OCT-3$	CONV	*3,500.00			
OCT-3$	S'TAX		A*	9.10	
OCT-3$	PR'FEE		A*	.50	
OCT-3$	W'DEED		A*	3.00	* 12.60

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public