10531

7-14-1997 8:35PM FROM TITLE CONNECTION INC 6156617721 P

39-83

BOOK 10531 PG 341

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1997

Notary Public
My Commission Expires 5-23-98

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TCB-CCI-97-768
111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street, Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy, #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1855-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall O. Ratliff (NAME)	OWNER (NAME)	MAP 129-15
804 Percy Warner Boulevard (ADDRESS)	(ADDRESS)	PARCEL 130
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Gillespie Builders, Inc., a Tennessee for-profit Corp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall O. Ratliff, unmarried

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:

Being Lot No. 1 on the Plan of Warner Glen Subdivision, as of record in Plat Book 9700, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gillespie Builders, Inc. a Tennessee for-profit Corporation by deed from Jewish Community Center of Nashville, a Tennessee not for-profit Corporation of record in Deed Book 9860, page 817, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3502, page 153, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

97 JUL 16 PM 1:33

0327022

IDENTIFICATION REFERENCE

This is unimproved ( ) improved (X) property, known as 804 Percy Warner Boulevard, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 15th day of July, 1997

Gillespie Builders, Inc., a Tennessee for-profit Corp
By:

TAI

STATE OF TENNESSEE
COUNTY OF

BOOK 10531 PG 342

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Gillespie Builders, Inc. the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee this the 15th day of July 19 97 .

My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5-23-98

5181 07/16 0101 03CHECK

716.12

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- X
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

MARY FRANCES RUDY
ATTORNEY - AT - LAW

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10531 PG 343

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

190584.00

CON TX 705.16

PRFEE 1.00

WDEED 8.00

TOTAL 714.16

CHECK 714.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 0001 5181

03227022

IDENTIFICATION REFERENCE

97 JUL 16 PM 1:33

[illegible]
DAVIDSON COUNTY, TN

No. 1174909