WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE **14th day of April, 2000.**

Notary Public

MY COMMISSION EXPIRES: **July 26, 2003.**

(AFFIX SEAL)

Instr:200004200039706 Page: 1 OF 2
REC'D FOR REC 04/20/2000 1:38:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $666.00

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Anne Finney	**Eastman Credit Union**	**118-1O-113**
(NAME)	(NAME)	
3401 Pleasant Valley Road	**201 South Wilcox Drive**	**16DA14135**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Kingsport, TN 37662**	
(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, **Ralph H. Gurganus, Jr. and spouse, Shelli Beaver Gurganus**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY ANNE FINNEY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER 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. 54 on the Map of Pleasant Valley, as of record in Book 1424, Page 63, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Pleasant Valley Road at the corner of Lots Nos. 53 and 54; thence with the line between said lots, westerly 145.1 feet to a point; thence northerly 108.5 feet to the south margin of Greenvale Drive; thence with the margin of the same easterly 85.3 feet to the beginning of a curve; thence around said curve southeasterly 95.06 feet to the westerly margin of Pleasant Valley Road; thence with the margin of the same southerly 10 feet to the beginning.

BEING the same property conveyed to Ralph H. Gurganus, Jr. and spouse, Shelli Beaver Gurganus by deed from Linda Heflin Johnston and spouse, John Henry Johnston of record in Book 9324, Page 661 Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **3401 Pleasant Valley Road, Nashville, TN 37204**
(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/our hand(s) this 14th day of April, 2000.

Ralph H. Gurganus Jr.
Ralph H. Gurganus Jr.
BY: Shelli Beaver Gurganus, his Attorney-In-Fact
Shelli Beaver Gurganus
Shelli Beaver Gurganus

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelli Beaver Gurganus, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of April, 2000.

Commission expires: July 26, 2003

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shannon Philbin Notary Public

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, Shelli Beaver Gurganus, with whom I am personally acquainted, and who, upon *her* oath, acknowledged *herself* to the Attorney-In-Fact for the within named Ralph H. Gurganus and being authorized to act on behalf of said persons, *she* executed the foregoing instrument as *her* free act and for the purposes therein contained.

Notary Public Shannon Philbin

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: July 26, 2003

My Commission Expires JULY 26, 2003