WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/00 14:31 2pgs
Fees:11.00 Taxes:384.43

20000905-0087562

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Jackson	Chris Jackson	Map 70-06
(NAME) 2620 & 2622 Buena Vista Pk.	(NAME) 2419 Springview	Parcel 10.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37214	
(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, John L. Woodall and wife, Judy O'Guin Woodall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris Jackson, a married person, 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:

Tract No. 1: Being Part of Lot No. 1 on the Plan of Daniel Young Property, as of record in Book 332, Page 71, Register's Office for Wilson County, Tennessee, described according to a survey made by Blanchard and Parrish, engineers, March 20, 1942: Beginning at a stake in the easterly margin of Hamilton Road, in the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed from Rose Warnick Lewis, as of record in Book 1316, Page 538, said Register's Office; thence with the said road northwardly around a slight curve 71.5 feet, more or less, to the center of the common driveway; thence 69 deg. East 114 feet, more or less, to a stake; thence South 3 deg. 15' west 94.7 feet, more or less, to Lewis' northerly line; thence with said line 122 feet, more or less, to the beginning.

Tract No. 2: Being part of Lot No. 1 on the Plan of the Daniel Young Property as of record in same Book and Page as Tract No. 1, and described according to the same survey as Tract No. 1, as follows: Beginning at a stake in the center of a common driveway between the subject property and adjacent property on the easterly margin of Hamilton Road 71.5 feet, more or less, northwardly from the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed, from Rose Warnick Lewis, as of record in Book 1316, Page 538, said Register's Office; thence with the easterly margin of Hamilton Road northwardly around a slight curve 71.5 feet, more or less, to a stake; thence north 69 deg. East 107 feet to a stake; thence south 3 deg. 15' west 94.7 feet, more or less, to a stake in line with the center of said common driveway; thence westwardly 114 feet, more or less, to the beginning.

For source of title reference is hereby made to Book 10077, Page 867, Register's Office of Davidson County, Tennessee.

Subject to all matters of the plat as shown of record in Book 332, Page 71 , Register's Office of Davidson County, Tennessee.

Subject to right of way as shown of record in Book 787, Page 30, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2620&2622 Buena Vista Pike, Nashville, TN 37218
(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 31st day of August, 2000.

John L. Woodall

Judy O'Guin Woodall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, John L. Woodall and, Judy O'Guin Woodall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of August, 2000.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

On this 31st day of August, 2000, before me personally appeared Judy O'Guin Woodall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John L. Woodall, and acknowledged that she executed the same as the free act and deed of John L. Woodall.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of August, 2000.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public