Davidson County DEEDWARR
Recvd: 12/29/01 08:45 2pgs
Fees:13.00 Taxes:402.93

20011229-0144405

WARRANTY DEED

N-GROVES-01-3869

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Beth Thomas
Affiant

Subscribed and sworn to before me this 14th DAY OF December, 2001.

Notary Public

MY COMMISSION EXPIRES:
(NOTARY SEAL)

LAURA HOUSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow
~~MARY FRANCES RUDY, ATTORNEY AT LAW~~
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Larry E. Grammer	Transland Financial Services,	
3869 Knight Road (ADDRESS)	640 Spence Lane #104 (ADDRESS)	40-80
Nashivlle, Tennessee (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERIC ~~FUTAL~~, Futral and A Shannon K. Futral hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LARRY E. GRAMMER AND FRANCIS E. GRAMMER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, lying int he 12th, formerly 21 st Civil District of said County, being known as part of John C. Johnson 127 acre tract, and described according to an unregistered copy of a survey thereof made by Norris M. Hickerson, Surveyor, on June 30, 1951, the beginning point of said tract being located as follows;
Beginning at a point in the east line of the property convyed to John C. Johnson by deed from Dave Gifford and wife, of record in Book 1272, page 565, Register's Office for said County, in th ewest line of tract conveyed to Edward F. Dunn and wife, by deed from H.C. Maddux and wife, of reocrd in Book 1191 page 207, said Register's Office, said point being in an old wire fence, and being 116 feet North 2 deg. West from the center line of Knight Road, as now located; thence North 81 deg. West 118.2 feet to a point in the north margin of Knight Road, and continuing with the north margin of Knight Road northwesterly and westerly along a curve 522 feet to a point in the north margin of Knight Road, and continuing with the north mrgin of Knight Road northwesterly and westerly along a curve 522 feet to a point, this being the point of beginning of the tract herein described; thence leaving Knight Road nrthwesterly and westerly along a curve 522 feet to a point , this being the point of beginning of the tract herein described; thence leaving Knight Road, North 04 deg. 30 min 00 sec. East 1124.6 feet to a point; thence South 86 deg. 30 min 00 sec West 100 feet to a point; thence South 86 deg. 30 min 00 sec. West 100 feet to a point; thence South 04 deg. 30 min 00 sec West 1118.4 feet to a point in the northerly margin of Knight Drive (aka Knight Road); thence with the margin of the same easterly 100 feet to the point of beginning.
Being the same property conveyed to Eric Futral and wife Shannon K. Futral by deed from Randy J. Richards and wife Larae W. Richards dated 11/19/1999 and recorded on 11/24/1999 in Book 11755 page 580, Register's Office for said County, TN.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3869 Knight Road, Nashivlle, 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/our hand(s) this 14th day of December, 2001.

Eric T. Futral

Eric ~~Futal~~ Futral

Shannon K. Futral

Shannon Futral

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Eric Futral and Shannon Futral, the bargainor (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 and official seal at Nashivlle, Tennessee, this 14th day of December, 2001.

My Commission Expires: 5/30/04

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

Witness my hand and official seal at office at _____ on this the 14th day of December, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138