WARRANTY DEED

BOX 10-A

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: [redacted]
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 07/27/2002

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Neal McCarley	Fifth Third Bank	108-11-7
(NAME)	(NAME)	
P. O. Box 330787	250 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Lexington, KY 40507	
(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, Eddye Nell F. Ivy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy Neal McCarley, 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:

Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at the southeast corner of Lot 114-B, Zone Lot Division Lot 114 East Lake Subdivision, Section 4, as of record in Book 6250, page 367, R.O.D.C., TN,;

Thence S 35 deg- 55'- 02" W, 109.74 feet;
Thence, N 49 deg. -33'-16" W, 30.77 feet;
Thence, N 35 deg. -44' - 52" E, 107.21 feet;

Thence, along the southerly line of the aforementioned Lot 114-B, S 54' -16' 27" E, 30.99 feet to the Point of Beginning and Containing 3,344 square feet.

Also, being Lot 114-B, Zone lot division Lot 114, First Revision Re-Subdivision of Zone Lot Division Lots 114 A & B, 116 A & B Section Four, East Lake Subdivision, Section Four, of record in Plat Book 8250, page 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eddye Nell F. Ivy, by deed of record in Book 9880, Page 958, Register's Office for Davidson County, Tennessee and reference also Book 10832, page 16.

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

unimproved ☐
This is improved ☒ property, known as 1204 Timber Valley Drive, Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 01/31/02 13:28 2pgs
Fees:13.00 Taxes:349.65
20020131-0013789

Witness my/our hand(s) this 30th day of January, 2002.

Eddye Nell F. Ivy

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 Eddye Nell F. Ivy 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 2002.

Commission expires: May 26, 2002

Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.