WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/02 10:38 2pgs
Fees:13.00 Taxes:109.15

20020627-0077449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey S. Primm	Jeffrey S. Primm	12-2-3
(NAME) 2626 Bellar Road	(NAME) Same	
(ADDRESS) Greenbrier, TN. 37073	(ADDRESS)	
(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, Joan Corey, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey S. Primm and wife, Michelle S. Primm, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 1307 Springfield Highway, Goodlettsville, TN 37072
(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 21st day of June, 2002.

Joan Corey

Joan Corey

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 Joan Corey, the bargainor(s), 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 Goodlettsville, Tennessee this 21st day of June, 2002.

Commission expires:

11/27/04

Notary Public

EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, being a portion of Lot No. 5 on the plan of Grizzard Manor, Section I, a plat of which is of record in book 4579, page 69, Register's Office for said County, said portion of Lot No. 5 being more particularly described as follows:

Beginning at a stake in the northerly right-of-way of Highway 41, at the common corners of Lots 5 and 6, thence running parallel with said right-of-way, N. 53 degrees 44' W 140 feet to a stake at the common corners of Lots 4 and 5; thence along the line between Lots 4 and 5, N. 41 degrees 12' E 366.3 feet to a stake; thence S. 75 degrees 46' E 112.2 feet to a stake; thence S 16 degrees 51' W 108.4 feet to a stake; thence along the line between Lots 5 and 6, S 41 degrees 12' W 306.2 feet to the point of beginning.

The legal description contained herein is the same as in the previous deed of record.

Being the same property conveyed to Charles Edwin Corey and wife, Joan Corey by deed from Paul Peay and wife, Lottie M. Peay of record in Book 7389, page 273, Register's Office for Davidson County, Tennessee. The said Charles Edwin Corey having since died on July 30, 2001 leaving the said Joan Corey as the surviving tenant by the entirety.

Restrictions of record in Book 4647, page 683, said Register's Office.