49

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$40,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: . 09-22-07
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory F. Richardson	**GREGORY F. RICHARDSON**	Map 39
(NAME) 5489--5491 Clarksville Pike	(NAME) 7622 Bidwell Rd.	Parcels 19 & 20
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Joelton TN 37080	
(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, **Mark A. Gullen, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory F. Richardson,** 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 14th Civil District of Davidson County, Tennessee, described according to a survey made by John H. Wright, #1014, dated September 24, 1990, as follows:

Beginning at an iron stake on the southwesterly margin of Clarksville Highway at a point 442.8 feet southeast of the center line of Old Hickory Boulevard; thence with said Highway, 123.0 feet to a point; thence in a southerly direction 200.0 feet to a point; thence westerly 123.0 feet to a point; thence northerly 200.0 feet to the point of beginning.

Being the same property conveyed to Mark A. Gullen by deed from Cynthia J. Hoeger of record in Book 9562, page 320, Register's Office for Davidson County, Tennessee. Also by Instrument For Correction of Quitclaim Deed of record by Instrument Number 20041203-0144088 **in the Register's Office for Davidson County, Tennessee.**

unimproved ☒

This is improved ☐ property, known as **5489 & 5491 Clarksville Pike, Whites Creek, TN 37189**
(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 30th day of November, 2004.

Davidson County DEEDWARR
Recvd: 12/03/04 09:17 2pgs
Fees:13.00 Taxes:148.00
20041203-0144089

Mark A. Gullen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK A. GULLEN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of November, 2004.

Notary Public

My Commission expires:
09-22-07

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE