FILE COPY

File No. 50084

Return To:
Southeast Title of Tenn.
Centretech Drive Suite 101
Clarksville, TN. 37027

#50196

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

April Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2005.

Meredith L Shrader
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEREDITH L. SHRADER NOTARY PUBLIC AT LARGE MILES COUNTY, TN

MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

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 A. Tedford	Navy Federal Credit Union	17-281.00
(NAME)	(NAME)	
2877 Lower Walkers Creek Road	820 Follin Lane	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Vienna, VA 22180	
(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, Thomas A. Myers and wife, Kelly Myers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey A. Tedford and wife, Annette M. Tedford, 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 10th Civil District of Davidson County, Tennessee, described as Tract No. 2, on survey by Ray G. Cole, Surveyor License No. 924, dated 9/17/84 as follows:

BEGINNING at an iron pin set in the northwesterly margin of Lower Walker's Creek Road, said point being 606.82 feet south of the original northeast corner of this tract as described in deed of record in Book 3572, Page 616, said Register's Office; thence along the northwesterly margin of Lower Walker's Creek Road S 35 deg. 15' 16" W 186.16 feet to a point; thence along a curve having a radius of 570.16' a distance of 216.84 feet to an iron pin set; thence leaving the northwesterly margin of Lower Walker's Creek Road N 40 deg. 50' 34" W 172.28 feet to a hackberry tree; thence N 61 deg. 30' 25" W 123.82 feet to an iron pin set; thence N 35 deg. 8' 31" W 150.66 feet to an iron post; thence N 46 deg. 23' 19" W 410.07 feet to an iron pin set; thence N 67 deg. 13' 34" E 200 feet to an iron pin set; thence S 61 deg. 13' 27" E 779.11 feet to the point of beginning, containing 5.358 acres, more or less.

Being the same property conveyed to Thomas A. Myers, unmarried, by deed from Donald D. Gillespie and Debra K. Gillespie, both unmarried persons, dated July 26, 1991, of record in Book 8415, page 460, Register's Office, Davidson County, Tennessee.

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

Kelly Myers herein joins to convey any and all right and interest she may have; especially her marital rights.

Thomas A. Myers executed this instrument on behalf of Kelly Myers pursuant to a Power of Attorney of record in Instrument #20050223 - 0019812, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2877 Lower Walkers Creek Road, 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.

Davidson County DEEDWARR
Recvd: 02/23/05 14:03 2 pgs
Fees:13.00 Taxes:795.13

20050223-0019813

File No. 50084
Witness our hands this 20th day of February, 2005.

Thomas A. Myers

Kelly Myers by Thomas A. Myers

Thomas A. Myers, Attorney in Fact

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 Thomas A. Myers ~~and Kelly Myers~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of February, 2005.

Commission expires:
11-22-08

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Notary Public

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 Thomas A. Myers with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Kelly Myers as her Attorney in Fact as the free act and deed of the within named Kelly Myers.

Witness my hand and official seal on 2/18/2005.

Notary Public
My Commission expires: 11-22-08

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008