9:00

File No. 20050246

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/05 12:52 2 pgs
Fees:13.00 Taxes:1239.50
20051102-0132539

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2005.

Ester Baldwin
Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilmore M. Sanes	Gilmore M. Sanes	7-204.00
(NAME)	(NAME)	
1965 Tinnin Road	1965 Tinnin Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, Darius Lindsey and wife, Katherine Lindsey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gilmore M. Sanes and wife, Flora R. Sanes, 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 Second (2nd) Civil District of Davidson County, Tennessee, and more particularly described as follows:

TINNIN ROAD ESTATES – TRACT #1 – BEGINNING located in the 2nd Civil District, Davidson County, Tennessee, on the north side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, Page 110, and Instrument Number 20001129-0117021, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the north margin of Tinnin Road, same being the southwest corner of this tract and the southeast corner of Otto Pendley, Jr.; thence leaving road with line of Pendley North 05 degrees 16 minutes 10 seconds East 668.47 feet to an iron rod at a post; thence North 83 degrees 04 minutes 58 seconds West 232.28 feet to an iron rod; thence with line of Michael Allen Green, Charles C. Harris, Jerry Wayne Herron, Joe R. Hampton, and Christ Smith, North 05 degrees 28 minutes 30 seconds East 849.80 feet to an iron rod; thence with line of Tract #12 of Tinnin Road Estates (5.50 acres as per survey of same date) South 84 degrees 37 minutes 42 seconds East 350.00 feet to an iron rod; thence with line of Tract #3 of Tinnin Road Estates (5.01 acres as per survey of same date) South 02 degrees 20 minutes 30 seconds East 265.64 feet to an iron rod; thence with line of Tract #2 of Tinnin road Estates (5.01 acres as per survey of same date) South 53 degrees 32 minutes 22 seconds West 215.43 feet to an iron rod; thence South 01 degrees 39 minutes 07 seconds East 454.13 feet to an iron rod; thence South 05 degrees 16 minutes 10 seconds West 665.19 feet to an iron rod in the north margin of Tinnin Road; thence with said margin North 86 degrees 34 minutes 25 seconds West 50.03 feet to the point of beginning, containing 6.60 acres more or les, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 6, 2001.

Being the same property conveyed to Darius Lindsey and wife, Katherine Lindsey by deed from Gourley & Associates, L.L.C.,, dated July 12, 2001, of record in Instrument No. 20010731-0081105, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1965 Tinnin 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.

File No. 20050246
Witness our hands this 28th day of October, 2005.

Darius Lindsey

Katherine Lindsey

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darius Lindsey and wife, Katherine Lindsey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2005.

Commission expires: 7-29-06

Notary Public

ESTER BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.