Davidson County DEEDWARR
Recvd: 08/30/07 09:55 2 pgs
Fees:13.00 Taxes:810.30

20070830-0104266

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$219,000.00** (Two Hundred Nineteen Thousand).

Gloria D. Daniel
AFFIANT

Subscribed to and sworn before me this 28th day of August, 2007.

Margaret Sherbert
NOTARY PUBLIC MY COMMISSION EXPIRES: 6/5/11

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 5, 2011

(NOTARY SEAL)

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| George Daniel and Gloria D. Daniel<br>562 Neelys Bend Road<br>Madison,TN 37115 | SAME AS NEW OWNER | 052-01-0-326.01 |

# WARRANTY DEED

FOR AND IN 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, I/WE, **ROBERT A. GREEN, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GEORGE DANIEL AND WIFE GLORIA D. DANIEL,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being part of Lot No. 2 in the subdivision of part of the Chadwell Tract, of record in Book 421, page 61, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Neely's Bend Road, said point being the northwest corner of the property conveyed to Joseph L. White by deed of record in Book 777, page 79, said Register's Office, and being 265 feet westerly from the westerly margin of Idlewild Avenue; thence southwardly with the westerly line of said White property, 350 feet to a point; thence westwardly along a line parallel to the southerly margin of Neely's Bend Road, 120 feet to a point in the line between Lots Nos. 1 and 2 in said plan; thence northwardly with the line between said two lots, 350 feet to a point in the southerly margin of Neely's Bend Road; thence eastwardly with said margin of said road, 120 feet to the point of beginning.

Being the same property conveyed to Robert A. Green and wife, Judy E. Green by Deed of record in Book 5268, Page 976, Register's Office for Davidson County, Tennessee. The said Judy E. Green having since deceased on October 30, 1996, a resident of Davidson County, Tennessee, and being survived by his spouse, Robert A. Green.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**562 NEELYS BEND ROAD**<br>**MADISON,TN37115** |
|---|---|---|

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2007

**WITNESS**, this 28th day of August, 2007

Robert A. Green

**Robert A. Green**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 28th day of August, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert A. Green** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of August, 2007.

Notary Public

Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011