20B

File No. 280600079

WARRANTY DEED

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: November 7, 2011.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/17/08 12:12 2 pgs
Fees:13.00 Taxes:296.00

20080617-0062333

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary James Hannan	**SAME AS NEW OWNER**	**Map: 168** **Parcel: 162.00**
(NAME)	(NAME)	
6302 Highway 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mark Edward Daugherty**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Gary James Hannan**, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:

LAND in the Ninth Civil District of Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine dated October 8, 1985, as follows:

BEGINNING at an iron pin, the Southeast corner of the C.B. Daugherty property, said pin being South 10 deg. 52 min. 05 sec. East, 386.36 feet from a point in the South margin of State Highway 100 that serves both as Northwest corner of the Max Wood property and Northeast corner of the C.B. Daugherty property; thence with said Wood's West line South 10 deg. 52 min. 05 sec. East, 50.56 feet to an iron pipe; thence South 11 deg. 34 min. 11 sec. East, 340.91 feet to an iron pin; thence leaving Wood's line South 74 deg. 41 min. 47 sec. West, 225.61 feet to an iron pin; thence North 11 deg. 11 min. 56 sec. West 391.47 feet to an iron pin, said pin being C.B. Daugherty's Southwest corner; thence with Daugherty's South line North 74 deg. 39 min. 49 sec. East, 223.70 feet to a point of beginning, containing 2.012 acres, more or less.

Being the same property conveyed to C. B. Daugherty and wife, Josephine King Daugherty by Warranty Deed dated March 30, 1986, from Margaret Ann Donnell, Josephine Daugherty, Betty Jean Barrett, Hugh Roy King, Jesse Thomas King, Jacqueline King and Shirley Holt, Devisees under the Last Will and Testament of Irene Peach King, of record in Book 6975, Page 443, Register's Office for Davidson County, Tennessee. The said Josephine King having since died, predeceasing C. B. Daugherty, whom has since died. Pursuant to the Last Will and Testament of C. B. Daugherty, Deceased, in the Chancery Court for Davidson County, Tennessee at Nashville, Probate No. 04P-277, the herein described property was devised to Mark Daugherty aka Mark Edward Daugherty (60%) and Nicky Daugherty aka Nicholas David Daugherty (40%).

AND

TRACT NO. 2:

BEING land in the 9th, formerly 14th Civil District of Davidson County, Tennessee, described according to a survey by Jack R. Underwood, dated August 22, 1974, as follows:

BEGINNING at a point in the Southerly margin of Tennessee Highway 100 being the Northwest corner of the Wood property; thence leaving said Tennessee Highway 100, South 11 deg. 37 min. 42 sec. East, 386.36 feet to a point; thence South 74 deg. 30 min. 47 sec. West, 225.92 feet to an iron pin; thence North 11 deg. 37 min. 42 sec. West 386.36 feet to a point in the Southerly margin of Tennessee Highway 100; thence with the margin of said Tennessee Highway 100, 225.92 feet to the point of beginning, containing 2.00 acres, more or less.

BEING the same property conveyed to C. B. Daugherty and wife, Josephine King by Warranty Deed dated October 19, 1974, from Hugh King and wife, Irene Peach King, of record in Book 4862, Page 278, Register's Office for Davidson County, Tennessee. The said Josephine King having since died, predeceasing C. B. Daugherty, whom has since died. Pursuant to the Last Will and Testament of C. B. Daugherty, Deceased, in the Chancery Court for Davidson County, Tennessee at Nashville, Probate No. 04P-277, the herein described property was devised to Mark Daugherty aka Mark Edward Daugherty (60%) and Nicky Daugherty aka Nicholas David Daugherty (40%).

Also being the same property conveyed to Mark Edward Daugherty by Quitclaim Deed dated June 6, 2008, from Nicholas David Daugherty, of record by Instrument No. 20080617-0062332 in the Register's Office for Davidson County, Tennessee. (Tract No. 1 and Tract No. 2)

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301, et seq., or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as **8933 Highway 100, Nashville, TN 37221**

(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 GRANTEE(S), HIS 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), HIS 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 16th day of June, 2008.

Mark Edward Daugherty

Mark Edward Daugherty

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 **Mark Edward Daugherty**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of June, 2008.

Commission expires: November 7, 2011

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Mary Birthright

Mary Birthright Notary Public

File Number: 280600079

RETURN TO:
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