WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/29/11
(AFFIX SEAL)

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, suite 202 Franklin, TN 37067

#3499

18b

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon Eagye	New Owner	100/68
(NAME) 8161 ~~8185~~ Old Pond Creek Road	(NAME) 8161 Old Pond Creek Rd	
(ADDRESS) Pegram, TN 37143	(ADDRESS) Pegram, TN 37143	
(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, William Michael Stergis, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gordon Eagye and wife Sandra Eagye, 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 8th Civil District of Davidson County, Tennessee, being more particularly described as follows, to wit:

Beginning at an iron pin set in the West right-of-way of Old Pond Creek road, located 1,015 feet from the southeast corner of the James Bibee, et ux, property; thence North 87° 51' 45" West 535.53 feet to a point; thence North 02° 08' 15" East 433.68 feet to a point; thence South 87° 51' 45" East 482.20 feet to an iron pin in the West right-of-way of Old Pond Creek Road: thence along said right-of-way South 09° 53' 44" West 85.91 feet to an iron pin; thence South 10° 22' 26" East 326.80 feet to an iron pin; thence South 13° 10' 15" West 30 feet to the point of beginning containing 5.0 acres, more or less, according to a survey of Dixie Engineering Associates dated 1/5/87.

Being the same property conveyed to William Michael Stergis, by Quitclaim Deed dated June 8, 2007 from Gladys McCowen Stergis of record in Instrument No. 20071106-0130548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 8185 Old Pond Creek Rd., Pegram, TN 37143

(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: 09/29/08 12:41 2 pgs
Fees:13.00 Taxes:869.50
20080929-0098581

Witness my hand this 26th day of September, 2008.

William Michael Stergis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee this 26th day of August, 2008.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC