File No. 280901174

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/08 10:35 2 pgs
Fees:13.00 Taxes:370.00
20081013-0102996

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 $100,000.00

Jim D Jordan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim D. Jordan	Same as New Owner	017-00-0-125.00
(NAME)	(NAME)	
2055 Graceland Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Johnnie M. Fowler and Thomas Gleaves**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Jim D. Jordan and wife, Dottie S. Jordan**, 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being known as Tract No. 2 on an unrecorded Map showing the Division of the land of Lillie Waggoner, deceased, and described according to a copy of a survey thereof, made June 10, 1958, by L. B. Petty, Surveyor, as follows:

Beginning at a point in the centerline of Brick Church Pike (sometimes called Lumsy Road), at the corner of Tracts Nos. 1 and 2, being opposite a 2 foot hackberry on the North margin of said Pike; thence with the 1ine between said Tracts Nos. 1 and 2, N. 42 deg. 43' West 1124 feet to a point; thence N. 29 deg. 45' E. 327 feet to a point; thence S. 78 deg. 30' E. 687 feet to a point; thence N. 56 deg. 40' E. 445 feet to a point; thence S. 19 deg. 15' E. 564 feet to a point; thence S. 15 deg. E. 326 feet to the centerline of said Pike; thence with the centerline of said Pike, as follows: S. 71 deg. 45' W. 100 feet; S. 67 deg. 10' W. 478.5 feet, and S. 48 deg. 30' W. 236 feet to the point of beginning, containing 23.05 acres, more or less.

Included, but expressly excluded is a tract of land in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by John B. Bates, Viking Survey Service, February 21, 1977, as follows:

BEGINNING at a iron pin on the North margin of Brick Church Pike the S.E. corner of this tract in a drain gully underneath a corner fence post (suspended in air);thence leaving the road N. 15 deg. W. 300.0 feet (with old fence line generally) to a point in fence line; thence N. 19 deg. 15' W. 564.0 feet to a corner fence post and rock (by a fallen hickory tree); thence S. 56 deg. 40' W. 265.0 feet (with a fence line) to a iron pin; thence downhill and passing East of a pond S. 17 deg. 15' E. 806.0 feet to a iron pin on the North margin of Brick Church Pike; thence with the North margin of the road (Two calls) N. 67 deg. 10' E.165.0 feet to a point on margin of Road; thence N. 71 deg. 45' E. 100.0 feet to a iron pin the point of beginning, containing 5.10 acres, more or less.

Being the same property conveyed to Douglas Gleaves, a single man by Quit Claim Deed from Roy Gleaves, Douglas Gleaves and Johnnie Gleaves of record in Book 5171, Page 76 on March 29, 1977 and filed for record on July 14, 1977, Register's Office for Davidson County, Tennessee.
Being the same property devised to Johnnie M. Fowler and Thomas E. Gleaves, devisees under the Last Will and Testament of William Douglas Gleaves under Docket 05P774 Davidson County Probate Court.

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 5250 Brick Church Pike, 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.

Witness my/our hands this 8th day of October, 2008.

Johnnie M. Fowler

Thomas Gleaves

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 Johnnie M. Fowler and Thomas Gleaves 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of October, 2008.

Commission expires: 11-7-11

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

Notary Public

File Number: 280901174

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075