File No. 80795

WARRANTY DEED

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Vicki Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2008.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coburn W. Gullen	Georgia Bank & Trust Company of Augusta	073-13-0-050.00
(NAME)	(NAME)	
1520 Wendell Avenue	3515 Wheeler Rd., Bldg. A, St. C	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Augusta, GA 30909	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/07/08 10:26 2 pgs
Fees:13.00 Taxes:438.45

20081107-0110866

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, Jerry D. Alderson, married, and Jerry D. Alderson as Executor and Sole Devisee under the Last Will and Testament of Florence D. Alderson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coburn W. Gullen, a single man, 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 Davidson County, Tennessee, being the southerly 23 feet of Lot No. 11, all of Lot No. 12 and 13 and the northerly 1 foot of Lot No. 14, Block B, on the Plan of Davis Heights, as of record in Book 843, Page 104, Register's Office for Davidson County, Tennessee. Said Lots and part of said lots adjoin and front together 74 feet on the westerly side of Wendell Avenue and run back between lines, 212.50 feet on the northerly line of Part of Lot No. 11 and 216.3 feet on the southerly line of part of Lot No. 14 to a dead line in the rear on which they measure 74 feet.

Being the same property conveyed to Florence Alderson and Jerry D. Alderson by Deed from First American National Bank, a Tennessee Banking Corporation dated July 23, 1973 and recorded in Book 4730, Page 485, Register's Office for Davidson County, Tennessee. The said Florence Alderson died on July 16, 2008 testate devising the above described property to her son, the said Jerry D. Alderson. See Last Will and Testament of Florence D. Alderson of record in the Probate Court for Davidson County, Tennessee. Docket No. 08P1271

Property was owned as investment and was not occupied as homestead by grantor.

unimproved ☐

This is improved ☒ property, known as 1520 Wendell Avenue, Nashville, TN 37206

(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. 80795
Witness our hands this 29th day of October, 2008.

Jerry D. Alderson

Jerry D. Alderson as Executor and Sole Devisee under the Last Will and Testament of Florence D. Alderson

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 Jerry D. Alderson, the bargainor(s), 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 this 29th day of October, 2008.

Commission expires: 2/28/10

Rebecca Campbell State Of Tennessee Notary Public Sumner County

Notary Public

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 Jerry D. Alderson as Executor and Sole Devisee under the Last Will and Testament of Florence D. Alderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and that he as such Executor and Sole Devisee, with full power and authority so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October, 2008.

Commission expires: 2/28/10

Notary Public

Rebecca Campbell State Of Tennessee Notary Public Sumner County