WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph N. McGinnis Jr.	U.S. Bank, N.A.	04700000700
(NAME)	(NAME)	
4071 Blue Berry Hill Road	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Owensboro, KY 42304-0005	
(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, Terry P. Vanderloop and wife Susan Marie Vanderloop, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph N. McGinnis Jr., unmarried, 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:

Located in the 13th Civil District of Davidson County, Tennessee, which runs as follows: Beginning on South side then running West 351 feet to an iron pin; thence N. 8° 459' 1,120 feet to an iron pin on Blue Berry Hill Road, thence N. 46° E. 480 feet to an iron pin, thence N. 57° E 198 feet to an iron pin, thence South 1,584 feet to an iron pin on the South Side of Old Hickory Boulevard, thence West 338 feet to an iron pin, thence North 26.4 feet to the beginning, containing 18.0 acres, more or less, according to a survey by Howard Greer, October 25, 1958.

This is the same description used in prior deed.

Being the same property conveyed to Terry P. Vanderloop and wife, Brenda J. Vanderloop, by Warranty Deed dated October 19, 2001from Ross H. Thomas and wife, Linda H Thomas of record in Instrument No. 20011023-0115924, Register's Office for Davidson County, Tennessee.

Brenda J. Vanderloop having since died therefore leaving Terry P Vanderloop, as sole heir to the property.

Susan Marie Vanderloop, spouse of Terry P. Vanderloop, hereby joins in this conveyance, transferring all her right, title and interest in said property, marital or otherwise.

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

unimproved ☐

This is improved ☒ property, known as 4071 Blueberry Hill Road, Nashville, TN 37218

(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: 01/16/09 16:00 2 pgs
Fees:13.00 Taxes:1080.40
20090116-0004403

Witness my hand this 9th day of January, 2009.

Terry P. Vanderloop

Terry P. Vanderloop

Susan Marie Vanderloop

Susan Marie Vanderloop

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 Terry P. Vanderloop and Susan Marie Vanderloop, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of January, 2009.

Commission expires:

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC

After Recording
Return To: Advantage Title & Escrow
2000 Mallory Lane, Suite 130, Box 523
Franklin, TN 37067

Box 186