WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~May 22, 2010~~. 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blake E. Aldridge	Regions Bank	87-20-6.00
(NAME)	(NAME)	
4220 New Hope Meadow Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(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,

Michel C. Gaffney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Blake E. Aldridge and wife, Angela R. Aldridge,

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 Lot No. 12 on the Plan of New Hope Meadows, Phase 1, of record in Plat Book 6900, Page 653 and as corrected in Plat Book 7664, Page 465, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael C. Gaffney and wife, Gena R. Gaffney by deed from John E. Vincent and wife, Melissa R. Vincent dated May 29, 2001, filed for record on June 4, 2001 in Instrument Number 20010604-0057734, Register's Office for Davidson County, Tennessee.

The said Gena R. Gaffney having since died on January 16, 2009.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 4220 New Hope Meadow Road, Hermitage, TN 37076
(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 hand this 24th day of April, 2009.

Michael C. Gaffney

BILL GARRETT, Davidson County
Trans:T20090028183 DEEDWARR
Recvd: 04/29/09 15:16 2 pgs
Fees:13.00 Taxes:641.95
20090429-0039021

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 Michael C. Gaffney, 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 Nashville, Tennessee this 24th day of April, 2009.

Commission expires: May 22, 2010

Mark A. Ellmore Notary Public

