WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090028652 DEEDWARR
Recvd: 05/01/09 09:08 3 pgs
Fees:18.00 Taxes:1202.50
20090501-0039612

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 325,000.00
× Emma Rider
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF April 2009
Deanie L. Gregory
Notary Public
MY COMMISSION EXPIRES March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Louise Rider (NAME)	SAME AS NEW OWNERS (NAME)	07206036200
523 Skyview Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 (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, Kenneth A. Karnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emma Louise Rider and husband, Richard L. Rider

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. 1 on the Plan of a Subdivision of part of Lots Nos. 10 and 11, Kenmore Place Subdivision, as of record in Book 4595, Page 60 in the Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 1 fronts 102.9, feet, more or less on the easterly side of Gallatin Road and runs back between lines, 56.4 feet, more or less, on the northerly side and 84.9 feet, more or less, on the southerly side, which is the northerly margin of an alley, to a line in the rear, measuring 85.15 feet, more or less.

Being the same property conveyed to Kenneth A. Karnes by Installment Deed from Nathan Wall of record in Book 8507, Page 97, Register's Office for Davidson County, Tennessee.

AND INCLUDING THAT PORTION OF ADJOINING ALLEY NO. 1116 RESULTING FROM THE CLOSING OF SAID ALLEY BY ORDINANCE OF THE METROPOLITAN COUNTY COUNCIL ORDINANCE NO. BL2000-253.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO all matters as set forth on the Plan of Subdivision of part of Lots Nos. 10 and 11, Kenmore Place Subdivision, of record in Book 4595, page 60, Register's Office for Davidson County, Tennessee, FURTHER SUBJECT TO Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4275, Page 372, Register's Office for Davidson County, Tennessee AND FURTHER SUBJECT TO any and all easements that may lie

CONTINUED

unimproved ( )
This is improved (X) property, known as 3210 Gallatin Road, Nashville, TN 37216
(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 29th day of April 2009

Kenneth A. Karnes

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 Kenneth A. Karnes

the bargainor _____, 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 Madison, Tennessee, this 29th day of April, 2009

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

within such portion of alley no. 1116 closed by Metro Ordinance No. BL2000-253 of the Metropolitan County Council.