WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090032143 DEEDWARR
Recvd: 05/15/09 09:22 2 pgs
Fees:13.00 Taxes:767.75
20090515-0044653

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 8/23/09
(AFFIX SEAL)

PAM S. ATCHLEY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY MY COMM. EXP. AUG. 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76 White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Downard	Regions Bank d/b/a Regions Mortgage	00600003604
(NAME) 2473 Baker Road	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) 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, VISUVALING VILVARAJAH, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID DOWNARD, 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:

Tract No. 16 of the unrecorded subdivision of the Myers property on Bakers Station Road, in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Odo E. Rhodes, as follows:

Beginning at a point in the center of Bakers Station Road, a common corner to Tract #15, thence with the line of Tract #15, north 46 degrees east 656 feet to a point in the right of way line of the L & N R.R.; thence north 43 degrees 30 minutes west with said L & N R.R. 150 feet to a point and common corner to Tract #17; thence with Tract #17, south 65 degrees 15 minutes west 551 feet to the center of Bakers Station Road; thence south 15 degrees east 340 feet to a point at the intersection of Buck Branch Road; thence continuing with the center of Bakers Station Road, south 52 degrees 30 minutes east 127 feet to the point of beginning and containing 4.10 acres, more or less.

Being the same property conveyed to Visuvaling Vilvarajah by deed from Halber G. Warden and wife, Tammy A. Warden of record in Instrument #20030625-0087137, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in instrument number 20030612-0081363, said Register's Office.

This conveyance is subject to that portion of the property extending into the center of Baker Station Road.

This conveyance is subject to that portion of the property extending into the center of Buck Branch Road.

This conveyance is subject to the easement for the chartered right-of-way of the L & N Railroad.

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

unimproved ☐

This is improved ☒ property, known as 2473 Baker Road, 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 hand this 11th day of May, 2009.

Visuvaling Vilvarajah

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Visuvaling Vilvarajah the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that his executed the within instrument for the purposes therein contained.

Witness my hand and official seal at White House, Tennessee this 11th day of May, 2009.

Commission expires:

5/8/12

Notary Public