BILL GARRETT, Davidson County
Trans:T20090044323 DEEDWARR
Recvd: 07/01/09 15:18 2 pgs
Fees:13.00 Taxes:462.50
20090701-0061527

This Instrument Prepared by:
**Legends Title Services, LLC**
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

**ADDRESS NEW OWNER:**
Gregory Gammons
2505 Eastland Ave.
Nashville, TN 37206

**SEND TAX BILL TO:**
New Owner

**TAX ID 083-12-0-156.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Leonard J. Bistrick and wife, Gail A. Bistrick,** has this day bargained and sold, and does hereby transfer and convey unto **Gregory Gammons, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**LAND in Davidson County, Tennessee, being Reserved Parcel 2 on the Plan of Eastland Acres, Section IV, as shown on plat of record in Plat Book 2331, Page 94, in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.**

**Being the same property conveyed to Leonard J. Bistrick and wife, Gail A. Bistrick by Deed of record in Book 9389, Page 126, recorded 6/27/1994, Register's Office for Davidson County, TN .**

This is improved property known as **2505 Eastland Ave. Nashville, TN 37206.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2008 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2331, page 94, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules

and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 30th day of June, 2009

Leonard J. Bistrick

**Leonard J. Bistrick**

Gail A. Bistrick

**Gail A. Bistrick**

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Leonard J. Bistrick and Gail A. Bistrick,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of June, 2009.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of June, 2009.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212