WARRANTY DEED

Record & Return To
Foundation Title
30 Burton Hills Blvd
Ste 175
Nashville

BILL GARRETT, Davidson County
Trans:T20090045088 DEEDWARR
Recvd: 07/06/09 12:57 2 pgs
Fees:13.00 Taxes:1350.50
20090706-0062579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Allie C. McSwain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/3/10
(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allie C. McSwain	New Owner	Map 117-8
(NAME)	(NAME)	
1710 Gale Lane		Parcel 36
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, I, **JAMES B. BRISTOL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLIE C. MCSWAIN,** 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 the northwesterly parts of Lots No. 13 and 14 on the Revised Subdivision of Lots No. 11, 12, 13, 14 and 15, Belmont Terrace Annex No. 1 of record in Plat Book 547, page 99, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northeasterly margin of Gale Avenue or Lane, 180 feet southeast of the northeast corner of Gale Avenue or Lane and Brightwood Avenue and being the common corner of Lots No. 14 and 18 of said resubdivision; thence northwesterly with the dividing line between Lots No. 13, 14, 17 and 18, 109.5 feet to a point, the common corner of Lots No. 13 and 17 of said resubdivision; thence southeasterly 70 feet to a point; thence southwesterly and parallel with the dividing line between Lots No. 13, 14, 17 and 18 of said resubdivision, 112 feet, more or less, to a point in the northeasterly margin of Gale Avenue or Lane; thence northwesterly with the northeasterly margin of Gale Avenue or Lane 70 feet to the beginning.

Being the same property conveyed to James B. Bristol by deed from Bayard Dodge Rea and wife, Arian Rea, of record in Instrument #20030310-0031421, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 547, page 99, said Register's Office.

The Grantor warrants that he has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

unimproved ☐

This is improved ☒ property, known as 1710 Gale Lane, Nashville, Tennessee 37212
(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 26 day of June, 2009.

James B. Bristol

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 James B. Bristol, 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 Nashville, Tennessee this 26 day of June, 2009.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011