WARRANTY DEED

Return to:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2009.

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
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clayton Gholson and wife, Martha Gholson	~~Clayton Gholson~~ same as new owner	03404000700 and 03404001800
(NAME)	(NAME)	
P.O. Box 735		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070		
(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, Patsy M. McClendon, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clayton Gholson and Martha Gholson, as husband and wife, 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 the 10th Civil District of Davidson County, Tennessee, described as follows:
TRACT I:
Being Lot No. 47 on the Plan of North Hill Estates, Section 3, as of record in Book 3842, Page 185, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING at a point in the southwesterly margin of Northside Drive, same being a common corner to Lots No. 47 and 48; thence with said margin, southeastwardly 155.0 feet to the beginning of a curve having a radius of 25 feet; thence with said curve southwardly 39.27 feet to a point; thence southwestwardly with a curve having a radius of 1,583.12 feet, a distance of 196.64 feet to a point; thence South 42 deg. 35' West 46.40 feet to a point; thence northwestwardly 167.35 feet to a point; same being the common corner of Lots Nos. 47 and 48; thence with the line between said two lots, northeastwardly 215.4 feet to the point of beginning.

Being the same property conveyed to Robert D. McClendon and wife, Patsy M. McClendon by deed from Thomas S. Burnette, Jr. and wife, Mary C. Burnette of record in Book 4244, Page 921, Register's Office for Davidson County, Tennesee.

TRACT II:
BEGINNING at a point 215.4 feet from a point on Northside Drive, between Lots Nos. 48 and 47; thence South 47 deg. 25' East 167.35 feet to a point; thence South 42 deg. 35' West 37.4 feet to a point (per prior deed, appears to be 31.4 per plat); thence North 51 deg. 55' West 162.35 feet to a point; thence North 35 deg. 28' East 44.54 feet to the point of beginning as shown on Section Three of North Hill Estates of record in Plat Book 3842, Page 185, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert D. McClendon and wife, Patsy M. McClendon by deed from Thomas S. Burnett, Jr. of record in Book 4606, Page 254, Register's Office for Davidson County, Tennessee.

TRACT III:
Being one-half of the abandoned portion of East Hill Drive southwest of Northside Drive, which abandoned portion of East Hill Drive was approved by the Metropolitan Planning Commission by Ordinance No. 85-936 on June 26, 1985 and which portion is described as being a strip 25.0 feet in width and 249.04 feet, more or less, in length lying along the southeast lot line of property described in Tract No. I above.

All three above tracts were conveyed to Patsy M. McClendon by Quitclaim Deed from Robert M. McClendon dated January 19, 1987 and recorded in Book 7112, Page 48, said Register's Office wherein the said Robert M. McClendon retained a life estate interest. The said Robert M. McClendon conveyed his life estate interest to Patsy M. McClendon by Quitclaim Deed dated August 26, 1991 and recorded in Book 8430, Page 695, said Register's Office.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20090064383 DEEDWARR
Recvd: 09/21/09 13:43 2 pgs
Fees:13.00 Taxes:925.00
20090921-0087806

This is improved ☑ property, known as 408 Northside Drive, Madison, TN 37115

(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 18th day of September, 2009.

Patsy M. McClendon

STATE OF TENNESSEE

COUNTY OF

On this 18th day of September, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patsy M. McClendon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 20, 2010

Notary Public,

