WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090068212 DEEDWARR
Recvd: 10/06/09 13:45 2 pgs
Fees:13.00 Taxes:906.50
20091006-0093034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/17/09

(AFFIX SEAL)

JENNA WILLMS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen L. Thomison	Pinnacle National Bank	15500002101
(NAME)	(NAME)	
8495 Poplar Creek Road	211 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37201	
(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, Carolyn F. Deal, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen L. Thomison, unmarried, 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. 1:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on South side of the Poplar Creek Road, and being a portion of a 15 acre tract of record in Book 1684, Page 445, Register's Office for Davidson County, Tennessee.

SURVEYED the 28th day of May, 1962, by S. H. Hutchison as follows:

BEGINNING at a point in center of the Poplar Creek Road, and in H. W. Lazenby's East line, stake in line on South margin of said road; thence, with H. W. Lazenby's line, South 00° 30' West, 440 feet to a stake in fence and H. W. Lazenby's line; thence, leaving his line going North 80° East, 249 feet to a stake; thence, North 00° 30' East, 440 feet to center of the Poplar Creek Road, stake in line on South margin of said road; thence, South 80° West with center line of Poplar Creek Road, 249 feet to the point of BEGINNING, containing 2.45 acres, being the same, more or less.

TRACT NO. 2:

A small strip of land in the 9th Civil District of Davidson County, Tennessee, on South side of the Poplar Creek Road, being a portion of a tract of record in Book 1684, Page 445, Register's Office for Davidson County, Tennessee.

Surveyed February 17, 1969, by S. H. Hutchison as follows:

BEGINNING at an iron stake, maple, dogwood and red but pointers, the same being the Southeast corner of a 2.45 acre lot already owned by J. E. Deal; thence, North 80° East, 23.2 feet to an iron stake, with a red oak and poplar pointers; thence, North 02° West, 437 feet to a point in the Poplar Creek Road, stake in line on South margin of said Road and fence, same being the Northeast corner of J. E. Deal's 2.45 acre lot; thence, with East line of said lot, South 00° 30' West, 440 feet to the point of BEGINNING, containing .082 of an acre, being the same, more or less.

BEING all of the same property conveyed to John E. Deal and wife, Carolyn F. Deal, by Warranty Deed dated September 1, 1962, from Priscilla Elizabeth Sawyer Cathey, of record in Book 3431, Page 575, Register's Office for Davidson County, Tennessee, and further conveyed to Carolyn F. Deal by Quitclaim Deed dated May 1, 1963, from John E. Deal, of record in Book 3569, Page 94, said Register's Office, as pertains to Tract No. 1, and being all the same property conveyed to John E. Deal and Carolyn Deal, by Warranty Deed dated March 11, 1969, from Priscilla Sawyer Cathey, of record in Book 4316, Page 633, said Register's Office. The said parties having since divorced by Final Decree of record in File No. 71023, Fourth Circuit Court for said County, dated February 12th, 1974.

AND

Being the same property conveyed to Carolyn Deal by Quit Claim Deed from John E. Deal, by deed of record in Instrument No. 20091006-0093033 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8495 Poplar Creek Road, Nashville, TN 37221

(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 30th day of September, 2009.

Carolyn F. Deal

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 Carolyn Deal with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2009.

Commission expires:

Notary Public

Victor Hazelwood Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County