WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090087847 DEEDWARR
Recvd: 12/31/09 10:14 2 pgs
Fees:13.00 Taxes:980.50
20091231-0118831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South
2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey W. Mandrell	**Guaranty Trust Co.**	**Map 138**
(NAME) **3845 Couchville Pike**	(NAME) **316 Robert Rose Drive**	**Parcel 75.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Murfreesboro, TN 37129**	
(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, **ESTATE OF J. PAUL GORDON BY EXECUTOR CYNTHIA A. MANISCALCO** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY W. MANDRELL, a single person,** 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 4th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated October 5, 1981, as follows:

Beginning at an iron pin in the southerly margin of Couchville Pike corner to Riley Estes, and being the most northeast corner of this tract; thence leaving said Pike and with the line of said Estes and a corner post in the line of said Estes; thence continuing with a fence line for the next three calls as follows: North 65 degrees 14' West 194.21 feet, North 59 degrees 48' West 38.56 feet to a large cedar tree, and North 71 degrees 52' West, 36.73 feet to an iron pin (new), corner to James Healy; thence with the line of said Healy North 8 degrees 26' East 551.34 feet to an iron pin (new) corner to said Healy in the southerly margin of said Couchville Pike; thence with the southerly margin of said Pike for the next three calls as follows: South 65 degrees 30' East, 145.69 feet, South 60 degrees 21' East 100.00 feet and South 58 degrees 15' East, 20.50 feet to the beginning, containing 3.21 acres.

Being the same property conveyed to James Paul Gordon by deed from Scott Voorheis and wife, Jennifer Voorheis, filed for record November 29, 2006 in Instrument No. 20061129-0147304, Register's Office for Davidson County, Tennessee. Last Will of J. Paul Gordon aka James Paul Gordon in Docket #09P1183 appointing Cynthia A. Maniscalco as Executor of his estate.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been paid, prorated and assumed by the grantee(s); and (b) Restrictive covenants contained in Instrument No. 20060328-0035072, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3845 Couchville Pike, Hermitage, TN 37076**

(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 December, 2009.

By: Cynthia A. Maniscalco
Cynthia A. Maniscalco, Executor

ACKNOWLEDGMENT

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Cynthia A. Maniscalco**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of the Estate of J. Paul Gordon and that as such Executor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as Executor.

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

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

Commission expires:

Robt L Jgs
Notary Public