WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100003334 DEEDWARR
Recvd: 01/19/10 10:43 2 pgs
Fees: 13.00 Taxes: 84.73
20100119-0004236

DAVIDSON COUNTY TENN. MARK A. ELLMORE JR. NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,900.00

x Kenneth Vinson
Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Vinson	Same	Part of 54-13-99.00
(NAME)	(NAME)	
118 Fields Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(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,

The Estate of Bobbie J. Gann,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Vinson and wife, Karen Vinson

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 northerly one-half of Lot No. 2 on the Plan of Jackson Acres Subdivision, as of record in Plat Book 3500, Page 107, in the Register's Office for said County, described as follows, to-with:

SAID part of Lot 2 fronts 48 feet on the easterly side of Fields Drive and extends back between parallel lines 240.91 feet on the southerly line and 242.3 feet, more or less on the northerly line to a dead line in the rear, measuring 49.13 feet thereon.

SAID tract is now combined with Lot 1 Jackson Acres Subdivision, as recorded in Book 3500, Page 107, Register's Office for Davidson County, Tennessee, (Lot 1 being the same property conveyed to Kenneth Vinson and wife, Karen Vinson by Warranty Deed recorded in Instrument No. 20071205-0140917, said Register's Office), with both lots to now have the combined legal description as follow, to-wit:

LAND in Davidson County, Tennessee, being Lot 1 on the Resubdivision of Lots 1, 2, & 3, Jackson Acres, as recorded in Instrument No. 20091229-0117983, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Partial tract being part of the same property conveyed to Charles E. Gann and wife, Bobbie B. Gann by Warranty Deed recorded in Book 5379, Page 515, Register's Office for Davidson County, Tennessee. Charles E. Gann predeceased Bobbie B. Gann on August 1, 2000 as evidenced by a Certificate of Death on file with the Office of Vital Records for the State of Tennessee. Bobbie B. Gann died testate on November 11,2005 and her Last Will and Testament was probated as Docket No. 05P-1767 in the Probate Court of Davidson County, Tennessee, in which her heirs are identified as Gary W. Gann, Gina C. Gann and Glenda G. Gann, equally, each one-third, with Letters of Administration identifying Gina C. Gann as her Executrix. Bobbie B. Gann and Bobbie J. Gann being one and the same person.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☒
This is improved ☐ property, known as North ½ of 116 Fields Drive, Old Hickory, TN 37138
(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.

Gary W. Gann, Heir

Glenda G. Gann, n/k/a Glenda G. Page, Heir

The Estate of Bobbie J. Gann

By: Gina C. Gann, Executrix

Gina C. Gann, Heir

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gina C. Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Executrix of the Estate of Bobbie J. Gann, the within named bargainor, , and that he/she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself as Executrix.

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

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gina C. Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Heir of the Estate of Bobbie J. Gann, the within named bargainor, . and that he/she as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself/herself as Heir.

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

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gary W. Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Heir of the Estate of Bobbie J. Gann, the within named bargainor, , and that he/she as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself/herself as Heir.

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

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Glenda G. Gann, n/k/a Glenda G. Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Heir of the Estate of Bobbie J. Gann, the within named bargainor, , and that he/she as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself as Heir.

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

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