WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100013246 DEEDWARR
Recvd: 03/05/10 10:20 2 pgs
Fees:13.00 Taxes:2201.50
20100305-0017058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Freddie L. Derricks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 3RD DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: February 21, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow ,LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddie L. Derricks	Freddie L. Derricks	43-14-0-165.00
(NAME) 810 & 814 Old Hickory Blvd.	(NAME) 810 & 814 Old Hickory Blvd.	43-14-0-164.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, **John B. Cole**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary L. Derricks and husband Freddie L. Derricks**, 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 I:

Being Lot No's 15,16, and 17 of block B of Yowell subdivision a map of which is of record in Book 974, page 61 Register's Office of Davidson County, Tennessee.

Said Lot 15,16, and 17 of block B are further described as fronting together a total of 75 feet on the southerly side of said Old Hickory Blvd, and beginning at the point in the southerly margin of said Old Hickory Blvd which point is the northeasterly corner of said subdivision and running thence southerly with the eastern boundary of said subdivision a distance of 225 feet to a point (which point is the northeasterly corner of Lot no. 18 in Block B) and thence westerly with the northerly boundary of said lot 18 a distance of 65 feet to the point (which point is the southeasterly corner of lot no 14 in block B) and thence northerly with the easterly border of lot No. 14 in a straight line to the southerly margin of Old Hickory Blvd, and thence with said southerly margin of Old hickory Blvd, easterly a distance of 75 feet to the point of beginning.

Being the same property conveyed to John B. Cole by Quitclaim Deed from Hickory Place Apartments LLC dated January 13th, 2000 and filed for record in Instrument No. 200003070022957 Register's Office of Davidson County, Tennessee.

This Property is commonly known as: 810 Old Hickory Blvd Madison, Tennessee 37115

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Rainbow Terrace, Section II A of record in Book 1835, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 150 feet on the southerly side of Old Hickory Boulevard and extends back between parallel lines 345 feet to a dead line.

Being the same property conveyed to John B. Cole by deed from Kathy Quattlebaum Westervelt, Randy Quattlebaum and Russell Quattlebaum, acknowledged January 21, 2000 and filed for record as Instrument No. 20030124-0010359 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 974, Page 61, in the Register's Office for Davidson County, Tennessee. (Tract I)

Subject to any and all matters as shown on the Plan of Record in Plat book 1835, page 85, register's Office for Davidson County, Tennessee. (Tract II)

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.(tract I & II)

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes have been assumed by the Grantee(s)

unimproved ☐

This is improved ☒ property, known as 810 & 814 Old Hickory Blvd., 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 3rd day of March, 2010.

John B Cole

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 John B. Cole the bargainor (s), 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 3rd day of March, 2010.

Commission expires: February 21, 2012

Judith C. Jacobs Notary Public

