BILL GARRETT, Davidson County
Trans:T20100039384 DEEDWARR
Recvd: 06/29/10 08:34 2 pgs
Fees:13.00 Taxes:351.50

20100629-0050480

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL PIPER, an unmarried man	SAME AS NEW OWNER (NAME)	
401 Cleves Street (ADDRESS)	(ADDRESS)	044-11-0-147
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GARY WAYNE GANN, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DANIEL PIPER, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 OF SECTION A ON THE PLAN OF E. I. DUPONT DE NEMOUS AND COMPANY S SUBDIVISION OF RECORD IN PLAT BOOK 1424, PAGE 68, REGISTER S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING ON THE EASTERLY MARGIN OF CLEVES STREET, AT THE CORNER OF LOTS NOS. 6 AND 7; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTWARDLY 75 FEET TO THE CORNER OF LOTS NOS. I AND 6; THENCE WITH THE SOUTHERLY MARGIN OF SAID STREET, WESTWARDLY 64.9 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 10 FEET, TO THE EASTERLY MARGIN OF CLEVES STREET, THENCE WITH THE EASTERLY MARGIN OF SAID STREET, SOUTHWARDLY 59.6 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY WAYNE GANN, UNMARRIED, BY DEED FROM JOSEPH SWEAT AND WIFE, KIMBERLY SWEAT, OF RECORD AS INSTRUMENT NO. 20061128-0146495, DATED NOVEMBER 22, 2006, SAID REGISTER'S OFFICE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 401 Cleves Street, 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/our hand(s) this 24th day of June, 2010.

WARRANTY DEED
(Continued)

GARY WAYNE GANN

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Wayne Gann, the herein 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, this the 18th day of June, 2010.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072