# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110022606 DEEDWARR
Recvd: 04/18/11 10:13 2 pgs
Fees: 13.00 Taxes: 159.10
20110418-0029625

TO
HVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Sandra A. Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2011.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jayne Workman | Jayne Workman | 01400001300 |
| (NAME) | (NAME) | |
| 3714 Central Avenue | 3714 Central Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tn 37205 | Nashville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sandra A. Felts and spouse, Ronnie R. Felts, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jayne Workman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Fourteenth Civil District of Davidson County, Tennessee, described according to a survey by John M. Sullivan, County Surveyor, dated August 24, 1948, as follows:

BEGINNING in the center of Old Clarksville Pike at the southwest corner of the property conveyed to A. J. Williams and wife by deed from Clarence Moore, of record in Book 1360, Page 117, Register's Office for Davidson County, Tennessee; thence with the center of said Clarksville Pike, N. 75 deg. 51' W. 97.7 feet; thence northwardly 148 feet, more or less, to the southerly line of the property conveyed to Glenn Short and wife by deed from Clarence Moore and wife of record in Book 1585, Page 431, said Register's Office; thence with said line, S. 56 deg. 23' E. 87.6 feet to the westerly line of said Williams' property; thence with said line, S. 20 deg. W. 126.8 feet to the beginning.

Being the same property conveyed to William H. Carver and Sandra A. Felts as tenants in common with right of survivorship by Warranty Deed from Robert J. Gafford and wife, Belinda Gafford which deed is dated March 24, 2006 and recorded March 26, 2006 as Instrument No. 20060328-0035077 in the Register's Office for Davidson County, Tennessee. The said William H. Carver having since died.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF OLD CLARKSVILLE HWY.

unimproved ☐

This is improved ☑ property, known as 6538 Old Clarksville Hwy., Joelton, TN 37080
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her

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 our hands this 15th day of April, 2011.

Sandra A. Felts

Ronnie R. Felts

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of April, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sandra A. Felts and Ronnie R. Felts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public: Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115