WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110031593 DEEDWARR
Recvd: 05/27/11 08:23 2 pgs
Fees:13.00 Taxes:222.00
20110527-0040573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/3/2012 (AFFIX SEAL)

GINA R. KRANTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALTER F. SILL JR.	SAME	MAP 7 PARCEL 41
(NAME)	(NAME)	
557 FORREST RETREAT ROAD		
(ADDRESS)	(ADDRESS)	
HENDERSONVILLE, TN 37075		
(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, **RICHARD E. CHOATE, and wife, MARIE NASH CHOATE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALTER F. SILL, JR. and wife, JANET R. SILL** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 4 and Lot No. 14, in the W. H. Tinnin Subdivision described according to a survey made October 11, 1948, by J. H. Scott surveyor, in the 10th, formerly 20th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 4 fronts 100 feet on the west side of Tennessee Highway U.S. 41 and runs back between parallel lines 250 feet to a dead line and shows 100 feet to the rear line.

Said Lot No. 14 fronting 100 feet on Old Dickerson Pike and runs back 280 feet on south line and 270 feet on the north line and 100 feet on the rear.

Included in the above described property but EXPRESSLY EXCLUDED there from is that portion having been taken by the State of Tennessee for right of way purposes as described in Consent Judgment and Final Decree of record in Book 8061, page 183, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to RICHARD E. CHOATE, and wife, MARIE NASH CHOATE by deed of record in Book 2157, page 184, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 1554 SPRINGFIELD HWY, GOODLETTSVILLE, TN 37072

(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 our hands this 23rd day of May, 2011.

Richard E. Choate
RICHARD E. CHOATE

Marie Nash Choate
MARIE NASH CHOATE

STATE OF TENNESSEE

COUNTY OF Tipton

Before me, the undersigned, a Notary Public, in and for the said County and State, RICHARD E. CHOATE, and wife, MARIE NASH CHOATE the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of May, 2011.

Commission expires:
4-9-2014

BARBARA GAYLE YOUNGER
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

Barbara Gayle Younger
Notary Public