PICK-UP

21-13

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110049288 DEEDWARR
Recvd: 08/11/11 13:00 2 pgs
Fees:13.00 Taxes:999.00
20110811-0062031

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of **August, 2011**

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 6, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty G Henley	New Owner	10308002500
(NAME)	(NAME)	
109 KENNER AVENUE		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Beverly McCall Gillespie, Clarence A. Gillespie and Jerry S. McCall**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Betty G Henley**, 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:

Being Lot No. 12 on the Map of the Subdivision of Lots 9 to 14 inclusive, on the Map of West End Annex, of record in Book 547, page 89, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the northerly side of Minnesota Avenue or Murphy Road and runs back 171.9 feet on the easterly line and 174 feet 10 inches on the westerly line, along the easterly margin of 41st Avenue North, to an alley on which it measures 60 feet.

Being the same property conveyed to Gerald D. McCall and wife, Marybell Lawing McCall by quitclaim deed dated March 21st, 1980 from Marybell Lawing McCall to create a tenancy by the entirety of record in Book 5586, page 597, said Register's Office. The said Gerald D. McCall predeceased Marybell Lawing McCall and title vested in her as the sole survivoring tenant by the entirety. The said Marybell Lawing McCall (aka Mary Belle Lawing McCall) having since died testate and pursuant to the Will of record in case no. 06P-1649, Probate Court Davidson County, Tennessee title vested in Jerry S. McCall and Beverly McCall Gillespie.

This is not the personal, primary or marital resident of Jerry S. McCall, his spouse and/or any dependents.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4026 Murphy Road, Nashville, TN 37209

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, has 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 **10th** day of **August, 2011**

Jerry S. McCall

Beverly McCall Gillespie

Clarence A. Gillespie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Beverly McCall Gillespie, Clarence A. Gillespie and Jerry S. McCall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **August, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON