WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055709 DEEDWARR
Recvd: 09/08/11 11:06 2 pgs
Fees:13.00 Taxes:166.50

20110908-0069655

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 11·5·2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul G. Jimerson	Paul G. Jimerson	05307010000
(NAME)	(NAME)	
2007 Old Hickory Boulevard	2007 Old Hickory Boulevard	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Victor Paul Soto, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Paul G. Jimerson, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 the easterly part of Lot 9 and the westerly part of Lot 10 on the plan of Dabbs & Elliott Subdivision No. 1 of record in Plat Book 547, Page 97, said Register's Office for Davidson County, Tennessee designated as Tract A according to a survey by John Kohl and Co. dated July 24, 1987 and described as follows:
Said lot fronts 17.70 feet on the northeasterly side of the new right of way of Old Hickory Boulevard and runs back with James Bryant's easterly line north 40 degrees 43' 41" East, 103.64 feet on the northwesterly line; thence south 49 degrees 15' 49" east 17.70 feet with an alley to the easterly line of this property; thence south 40 degrees 43' 41" west 103.64 feet to the margin of Old Hickory Blvd., also known as Hadley Avenue, the point of beginning

Being the same property conveyed to Victor Paul Soto and wife, Jackie Soto by Deed from Marion N. Wilson D.D.S., P.C. Pension Trust, dated 07/31/1987 and filed for record on 08/03/1987 in Book 7314, Page 716, Register's Office for Davidson County, Tennessee.

The said Jackie Soto having since deceased on July 8, 1988 leaving Victor Paul Soto as sole surviving heir.

All matters as set forth per Plat Book 547, Page 97, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 5502, Page 794, said Register's Office.

Rights of adjoining owners in and to the use of party walls located partly upon insured premises and partly upon adjoining premises.

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

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

unimproved ☐

This is improved ☑ property, known as 2007 Old Hickory Boulevard, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 7th day of September, 2011.

Victor Paul Soto

State of Tennessee
County of Wilson

Personally appeared before me Victor Paul Soto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of September, 2011.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

