BILL GARRETT, Davidson County
Trans:T20110055886 DEEDWARR
Recvd: 09/09/11 09:03 3 pgs
Fees:18.00 Taxes:2682.50
20110909-0069891

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~May 6, 2013.~~ 07/08/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Scott Magruder **And** **Laura Zeigler-Magruder**	New Owner	**15-099.00**
(NAME) **2901 Union Hill Road**	(NAME)	
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(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, **Susan Lynn Gifford**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Scott Magruder and Laura Zeigler-Magruder, husband and wife**, 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:

Exhibit "A" attached hereto and made a part hereof:

Being the same property conveyed to William C. Gifford, Jr., and wife Susan Lynn Gifford by deed dated October 18, 1999 from Dan B. Eller of record in Book 11737, Page 791, Register's Office for Davidson County, Tennessee, further being the same property conveyed to Susan Lynn Gifford by Quitclaim Deed from William C. Gifford, Jr. of record in Instrument No. 20110909-0069890, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2901 Union Hill Road, 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 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 **2nd day of September, 2011.**

Susan Lynn Gifford

Susan Lynn Gifford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared withSusan Lynn Gifford whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of September, 2011.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public

LEGAL DESCRIPTION

A certain tract or parcel of land lying in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, dated Sept. 9, 1999 as follows:

BEGINNING at an Iron Rod (old) in the southerly margin of Union Hill Road, being the northwesterly most corner of the herein described parcel, and the northeasterly most corner of Parcel 98, Tax Map 15, Tax Assessor's Office for Davidson County, Tennessee, thence; along said margin, North 43 degrees 00 seconds East, 264.50 feet, to an Iron Rod (old), thence; continuing along said margin, North 40 degrees 36 minutes 49 seconds East, 433.27 feet, to an Iron Rod (new), thence; in a southerly direction, South 23 degrees 31 minutes 28 seconds East, 794.64 feet, to an Iron Rod (new), said point being on the westerly line of Parcel 100, Tax Map 15, Tax Assessor's Office for Davidson County, Tennessee, thence; following said line in a southerly direction, South 3 degrees 50 minutes 11 seconds West, 2,053.09 feet, to an Iron rod (old), in the northerly margin of Interstate 24, thence; along the fence line that follows said margin in a westerly direction, North 79 degrees 33 minutes 03 seconds West, 803.03 feet, to an Iron Rod (old), thence; along a fence line, also the easterly most line of parcel 98, Tax map 15, Tax Assessor's Office for Davidson County, Tennessee, in a northerly direction, North 4 degrees 00 minutes 00 seconds East, 2114.25 feet, to the point of beginning, containing 1,905,105.39 square feet and/or 43.74 acres.