BILL GARRETT, Davidson County
Trans:T20110076138 DEEDWARR
Recvd: 12/02/11 11:16 2 pgs
Fees:13.00 Taxes:370.00
20111202-0094037

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: March 8, 2015.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Traceland Farm, LTD	30 BURTON HILLS BLVD., SUITE 325 NASHVILLE, TN. 37215	168000142.00
(NAME) 8988 Hester Beasley Rd.	(NAME) Traceland Farm LTD	
(ADDRESS) Nashville, TN 37221	(ADDRESS) SAME,	
(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,

TIMOTHY BLOCKSOM AND BEVERLY BLOCKSOM,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDY MILLER AND TRACELAND FARM, LTD.,

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:

Land in Davidson County, Tennessee, described according to a survey made by Lewis King, June 7, 1965, as follows:

Being in the 35th (old 9th) District of Davidson County, Tennessee and being at an iron pin in the center of Hester Beasley Road, this corner is also Robert's N. corner; thence South 223 ½ deg. West 256 ¼ feet to a concrete stake; thence North 69 ½ deg. West 200 feet to another concrete stake on the East side of a deep gulley; thence North 23 ½ deg. East 283 ½ feet to an aluminum nail driven in the center of the Hester Beasley Road; thence with the center of said road South 62 deg. East 200 feet to the beginning.

Being the same property conveyed to Timothy Blocksom and wife, Beverly Blocksom, as tenants by the entireties, their interests either jointly or severally, by Quitclaim Deed from W and B Investment Corporation, dated May 2, 2011, filed for record on May 2, 2011, of record in Instrument Number 201105020033407, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BB

BB

unimproved ☐

This is improved ☒ property, known as 8988 Hester Beasley Rd., Nashville, TN 37221

(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 my/our hand(s) this 30th day of November, 2011.

Timothy Blocksom

Beverly Blocksom

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Blocksom and Beverly Blocksom, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 30th day of November, 2011

Commission expires: March 8, 2015

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public