BILL GARRETT, Davidson County
Trans:T20120012111 DEEDWARR
Recvd: 02/17/12 14:49 2 pgs
Fees:13.00 Taxes:1905.50
20120217-0014271

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-29-13

(AFFIX SEAL)

PAM C. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

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
Frankie Matthews	Frankie Matthews	05111006900
(NAME)	(NAME)	
1300 South Gallatin Pike	1300 S. Gallatin Pike	
(ADDRESS)	(ADDRESS)	
Madison, TN 37148	Madison, TN 37115	
(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,

DEBORAH J. NEWELL,

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

FRANKIE MATTHEWS AND RUSSELL SEAGRAVES,

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:

Property located in the City of Madison, 3rd Councilmanic District of Davidson County, Tennessee, being shown as Parcel 69.00 on Davidson County Property Map 51-11, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 17, 2004 as follows:

Beginning at an iron pin set in the westerly right of way of South Gallatin Pike at the southeast corner of the herein-described tract. Said Point being the Northeast corner of the Mattie Ora Dunn, Trustee, property of record in Book 9569, page 675, RODC, TN. Thence, leaving the right of way South Gallatin Pike with the line of Dunn N 71 deg. 39' 10" W 585.42" to an iron pin set by an existing angle iron in the easterly right of way of the CSX Railroad; Thence with said right of way, N 21deg. 12' 45" E 100.03' to an iron pin set, said point being the southwest corner of Pateli, Inc., property of record in Book 8015, page 302, RODC, TN. Thence with the line of Pateli, Inc., S 71 deg. 39' 10" E 576.15" to an iron pin set in the westerly right of way of South Gallatin Pike; Thence with said right of way and a curve left having a radius of 1929.90' a chord length of 99.99', said chord having a bearing of S 15 deg. 53' 53" W and an arc length along said curve of 100.01" to the point of beginning, containing 1.33 acres, more or less.

Being the same property conveyed to Deborah J. Newell by Deed from James Anthony Newell dated May 25, 2011 and recorded May 25, 2011 in instrument number 20110525-0040147 in the 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.

unimproved ☐

This is improved ☒ property, known as 1300 Gallatin Pike, Madison, TN 37115

(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 14th day of February, 2012.

Deborah J. Newell

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 Deborah J. Newell, 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 14th day of February, 2012

Commission expires: 11/24/13

Notary Public

J. TRENT LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE