WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120059464 DEEDWARR
Recvd: 08/10/12 09:30 2 pgs
Fees:13.00 Taxes:77.70
20120810-0071477

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vintage Properties, Inc.	Vintage Properties	04313036000
(NAME)	(NAME)	
P. O. Box 9039	P..O. Box 9039	
(ADDRESS)	(ADDRESS)	
Gallatin , TN 37066	Gallatin , TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, DONALD M. JOYNER, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VINTAGE PROPERTIES, INC., HEREINAFTER CALLED THE GRANTEE, ITS 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, being Lot No. 20 in Block 1 on the Plan of Forrest Park Subdivision at Madison, Tennessee of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 20 fronts 50 feet on the south side of Elm Street and runs back southerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Donald M. Joyner, a single man, by Warranty Deed from Jennifer Brown, individually, and as Guardian for Gerald Brown, a minor, which deed is dated May 7, 2004 and recorded as Instrument No. 20040510-0053223, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS, AND FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF FORREST PARK, BLOCK I, OF RECORD IN BOOK 843, PAGE 44, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 232 Elm Street, 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 GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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, its 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 hand this 9th day of August, 2012.

Donald M. Joyner

File No.: 2012-0517
GRE TN Warranty Deed

STATE OF TENNESSEE

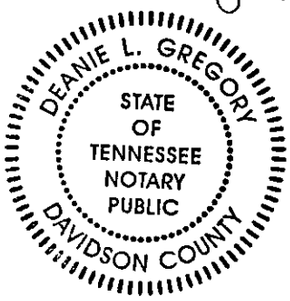
COUNTY OF Davidson

On this 9th day of August, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald M. Joyner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115