WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-31-14

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20120073899 DEEDWARR
Recvd: 10/01/12 11:56 3 pgs
Fees:18.00 Taxes:573.50

20121001-0089118

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary R. Ealey	Gary R. Ealey	04405019300 & 04405019400
(NAME)	(NAME)	
176-E Molly Walton Drive	176-E Molly Walton Drive	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(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, I, James A. Cayton, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary R. Ealey and Michele K. Ealey, 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:

PARCEL ONE:

Two tracts of Land in Davidson County, Tennessee, being described as follows:

TRACT NO. I: A small tract of land in the 4th Civil District of Davidson County, Tennessee in Jones' or Hadley's Bend of Cumberland River, and more particularly described as follows:

BEGINNING at a point on the southwest side of the Concrete Boulevard as marked by an iron pin, said point being 17 1/2 feet from the center of said Boulevard and 57 feet from the concrete monument of one of DuPont's corners and running thence with the margin of the right-of-way of said Concrete Boulevard, northerly 48 deg. 37' westerly 80 feet to an iron pin; thence at right angles southwesterly 80 1/2 feet to an iron pin situated 12 1/2 feet from the center of the Tennessee Central Railroad track; thence southeasterly parallel to Concrete Boulevard 80 feet to an iron pin which is 12 1/2 feet from the center of the railroad track; thence at right angles northeasterly 81 1/2 feet to the point of beginning and containing 1/6 of an acre, more or less.

TRACT NO. II: Land in Davidson County, Tennessee, being Tract No. 14 of the Nashville Industrial Corporation holdings in Old Hickory, Tennessee, described as follows to-wit:

BEGINNING on an iron pipe in the north edge of Tennessee Central Railroad right-of-way center line of track, south corner Spur Oil Co. purchase, now Beer Garden, and runs as follows: North 41 deg. 25 min. East 74 feet to an iron pipe in the south edge of Swinging Bridge Road right-of-way; thence South 48 deg. 35 min. East 59.5 feet, (per warranty deed) 43.18 feet (per survey by John D. McCormick, RLS # 674, dated February 9, 2009,) with south edge of right-of-way to an iron pipe; thence with the curve of 194 feet radius turning left, South 5 deg. 35 min. East 104 feet (per deed) 117.03 feet (per said survey) to an iron pipe in the north edge of Tennessee Central Railroad right-of-way; thence North 48 deg. 35 min. East 133 feet to the beginning and containing 0.15 acres, more or less, according to a survey by L. C. Petty & Co. of Carthage, Tennessee, dated June, 1958.

Being the same property conveyed to James A. Cayton from Margaret Lee Boren by Warranty deed recorded as Instrument No. 20100331-0023849, Register's Office for Davidson County, Tennessee. **THIS IS IMPROVED PROPERTY KNOWN AS 333 SWINGING BRIDGE ROAD, OLD HICKORY, TN 37138 also identified on***
See continuation of Legal Description on attached Exhibit "A"

***Davidson County, Tennessee Tax Assessor's Records as 04405019400**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO RIGHT-OF- WAY OF SWINGING BRIDGE ROAD; SUBJECT TO RIGHT-OF-WAY OF THE TENNESSEE CENTRAL RAILROAD; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., WHICH MAY BE OF PUBLIC RECORD THAT AFFECT SAID PROPERTY

unimproved ☐

This is improved ☑ property, known as 333 Swinging Bridge Road, 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 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 hand this 28th day of September, 2012.

James A. Cayton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of September, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James A. Cayton**, 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:
3-3-2014

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

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

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2012-0532

PARCEL TWO:

TRACT 1:
Land in Davidson County, Tennessee, being Tract No. 13 of the Nashville Industrial Corporation holdings at Old Hickory, Tennessee, as follows: Beginning on an iron pipe at the northeast corner of Spur Oil Company purchase, now beer garden, and southwest edge of Swinging Bridge Road right-of-way and runs as follows: South 41 deg. 25 min. West 65.7 feet to an iron post, thence with the curve turning right with radius of 174 feet to an iron pipe, North 13 deg. 30 min. West 111 feet at southwest edge of Swinging Bridge Road right-of-way; thence South 48 degrees 35 min. East 88.5 feet with the southwest edge of Swinging Bridge Road.

TRACT 2:
Land in Davidson County, Tennessee, being a remaining portion of the right-of-way located on the Old Hickory Branch Line as shown on Valuation Map S-4E, station 405+00 being located 475 feet+ southeast of the centerline of a Private Road at station 409+75, the remaining portion of right-of-way being 20 feet in width, running north from the Old Hickory Branch Main Line Right-of-Way to the south Right-of-Way of Swinging Bridge Road, located in Davidson County, Tennessee and more particularly described as follows:
Being located 475 feet+ southeast of the centerline of a Private Road at station 409+75, Old Hickory Branch and being bounded to the west by Tax Parcel 192, Map 44.05 as shown on Tax Map of Davidson County, Tennessee and recorded as Instrument No. 20030224-0023998, Register's Office for Davidson County, Tennessee, and bounded to the north by the Right-of-Way of Swinging Bridge Road, and bounded to the west by Tax Parcels 193 and 194 on Tax Map 44.05, Tax Map of Davidson County, Tennessee, Parcel 193 being recorded as Instrument No. 20020314-0032292, said Register's Office and Tax Parcel 194 being recorded in Book 4229, Page 633, said Register's Office and bounded on the south by the Nashville and Eastern Railroad right-of-way on the Old Hickory Branch Main Line and being that property delineated on Exhibit "A" to deed of record as Instrument No. 20050526-0059669, said Register's Office.

Being the same property conveyed to James A. Cayton from Esam Shabana by Warranty deed dated April 22, 2010 and recorded as Instrument Number 20100427-0031887, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS 337 SWINGING BRIDGE ROAD, OLD HICKORY, TN 37138 also identified on Davidson County, Tennessee Tax Assessor's Records as 044050193.00