WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120076118 DEEDWARR
Recvd: 10/08/12 10:37 2 pgs
Fees:13.00 Taxes:129.50
20121008-0091839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

COUNTY REGISTER

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Richards	New Owner	
(NAME) 5019 Marchant	(NAME)	05700002200
(ADDRESS) Nashville, TN 37211	(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, I, **SCOTTY RAY GILLENTINE**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY RICHARDS,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, Engineers, July 11, 1961., as follows:

Beginning on the easterly margin of Old Hickory Boulevard at the southwest corner of Rufus Gallaher property; thence with the southerly line of said Gallaher property south 58 degrees 40' east 243.5 feet to the center of Sulpher Creek; thence with the center of said Creek south 26 degrees 30' west 180 feet to the northwest corner of the property conveyed to Joe Gallaher by deed from G. E. Norfleet, of record in book 2450, page 615, Register's Office for said County; thence north 58 degrees 40' west 243.5 feet to an iron pin on the easterly margin of Old Hickory Boulevard; thence with said Boulevard north 26 degrees 30' east 179.8 feet to the beginning

Being part of the same property conveyed to Scotty Ray Gillentine by deed from William Gilletine and wife, Nyako Gillentine dated 01/15/2008 and filed of record in Instrument No. 20080116-0004912, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 5378 Old Hickory Blvd., Nashville, TN 37218

(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 5th day of October, 2012.

Scotty Ray Gillentine

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4. 2013

Notary Public