BILL GARRETT, Davidson County
Trans:T20120081397 DEEDWARR
Recvd: 10/26/12 10:06 2 pgs
Fees:13.00 Taxes:203.87

20121026-0098237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 55,100.00

Affiant

Subscribed and sworn to before me, this 25th day of October, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
IVEY GRAY **JANIE GRAY**	**NEW OWNER**	**08004003700**
1809 S HAMILTON ROAD	**SAME**	
NASHVILLE, TN 37218		
		FILE: ST2012-2854

FOR AND IN 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 ACKNOWLEDGE, WE,

GEORGE JULES, UNMARRIED

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

IVEY GRAY and JANIE GRAY

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 situated in Nashville, County of Davidson, and State of Tennessee, to-wit:

Being parts of Lots No. 4, 5, and 6 on the Plan of J. J. Pates Subdivision of Lots No. 9, 10, 11, 12, 20, 21, 22, and 23 of G. T. Sheegog's Subdivision of record in Book 843, Page 43, Register's Office for said County and described according to a loan survey made by T. R. Sanford, Surveyor, dated November 11, 1961, as follows:

Beginning at an iron pin in the Northwesterly margin of South Hamilton Road located 218 feet 8 inches Northeasterly from the Northerly corner of the intersection of Doak Avenue and said road, also located 7 feet northeasterly from the common corner of Lots No. 5 and 6; thence Northeasterly with the Northwesterly margin of said road 59 feet 8 inches to an iron pin located 12 feet Northeasterly from the common corner of Lots No. 4 and 5; thence North 55 Deg. 25' West 263 feet to an iron pin in the Southeasterly line of Lot No. 16; thence with the line between Lots Nos. 4, 5 and 16, South 36 Deg. 30' West 36 feet to an iron pin; thence South 47 Deg. 50' East 97.2 feet to an iron pin; thence South 51 Deg. 45' East 34.6 feet to an iron pin; thence South 51 Deg. 45' East 125.9 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO GEORGE JULES BY WARRANTY DEED FROM BARBARA D TOMS F/K/A BARBARA D SALAHUDDIN DATED 11/22/04 AND RECORDED ON 02/24/05 IN INSTRUMENT O. 20050224-0020723, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1809 S HAMILTON ROAD, NASHVILLE, TN 37218.

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 in 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 25th day of October, 2012.

GEORGE JULES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GEORGE JULES, the within named Grantors, 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, at office, this 25th day of October, 2012.

Notary Public

My Commission Expires:_____

