PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-01-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Solsbury	New Owner	038-00-0-030.00
(NAME)	(NAME)	
4076 Blue Berry Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121899

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, Janet M. Davis**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Andrew J. Solsbury and wife, Christine T. Solsbury**, 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. :

Certain real property situate in 13th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

COMMENCING at a railroad spike in the hard top road called Blue Berry Road, as a point of beginning, thence North 57° 20' West 237 feet, more or less; thence North 19° 15' West, 111.3 feet, more or less, being the road leading to the South boundary of the Tennessee Valley Authority property; thence South 89° East 76.6 feet, more or less, to a steel fence post; thence North 1° East, 240 feet, more or less, to a steel fence post; thence North 89° west 280 feet, more or less, to a steel fence post; thence North 3° East 66 poles 4 feet, more or less, to a stake with chestnut pointers; thence South 87° East 38 poles, more or less, to a white oak; thence South 2° West 20 poles, more or less, to a gum and tan oak pointers; thence South 87-3/4° East 4.8 poles, more or less, to an iron pipe stake with black oak and tan pointers; thence South 2° West 60 poles, more or less, thence South 53° West 22 poles, more or less to the point of beginning, containing 21 acres, more or less.

BEING all of the same property conveyed to Janet M. Davis by Quitclaim Deed from Janet M. Davis, sole Trustee of the Davis Family Special Trust, dated August 20, 2009 and filed of record in Instrument 20090826-0080382, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4076 Blue Berry Hill Road, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of November, 2012.

Janet M. Davis

Janet M. Davis

BILL GARRETT, Davidson County
Trans:T20120088153 DEEDWARR
Recvd: 11/19/12 10:37 2 pgs
Fees:13.00 Taxes:429.20

20121119-0106351

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Janet M. Davis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Janet M. Davis executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2012.

Commission expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

JMD