BILL GARRETT, Davidson County
Trans:T20120099094 DEEDWARR
Recvd: 12/27/12 14:19 2 pgs
Fees:13.00 Taxes:542.05
20121227-0119501

This Instrument Prepared By:
John R. Bradley, Attorney-at-Law
311 East Main Street
Hendersonville, Tennessee 37075

Send Tax Bill To
New Property Owner:
Michael J. Ford
1144 Tuckahoe Drive
Nashville, Tennessee 37207

Tax Parcel I.D. 041 16 0 014.00

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, THOMAS S. GAMMONS and wife, BENITA RALPH GAMMONS, Grantors, have this day bargained and sold, and do hereby transfer and convey unto MICHAEL J. FORD, Grantee, his heirs and assigns, forever, a certain tract of land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 121 on the Map of Bellshire Estates, Section V, as of record in Book 2133, Page 114, Register's Office, Davidson County, Tennessee.
>
> Said Lot No. 121 begins at a point in the northwesterly margin of Tuckahoe Drive, the common front corner of Lots No. 120 and No. 121, thence northwesterly 409.1 feet to a point, the common rear corner of Lots No. 120 and No. 121; thence southeasterly 287.8 feet to a point in the westerly margin of an unnamed accessway; thence along the margin of said accessway, which curves slightly from a southernly to a southeasterly direction, a total of 257.8 feet to a point, the beginning of a curve; thence 30.5 feet around said curve having a radius of 20 feet to a point in the northwesterly margin of Tuckahoe Drive; thence along said drive 61.7 feet to the point of beginning.
>
> Being the same property conveyed to Thomas S. Gammons and wife, Benita Ralph Gammons, on October 10, 1961, by deed of record in Book 3285, Page 143, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1144 Tuckahoe Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements thereon and all appurtenances thereunto, belonging unto the said MICHAEL J. FORD, Grantee, his heirs and assigns, forever.

THE GRANTORS DO COVENANT with the said Grantee, his heirs and assigns, that they are lawfully seized and possessed of said property and have a perfect right to convey the same, that the same is free and clear of all encumbrances, EXCEPT for applicable zoning and building regulations, all easements of record, restrictive covenants, 2012 property taxes and setback lines of record, and the title to said property the Grantors will forever warrant and defend against the claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantors have executed this document on this the 19th day of December, 2012.

THOMAS S. GAMMONS

BENITA RALPH GAMMONS

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, a Notary Public in and for said State and County, THOMAS S. GAMMONS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, on this the 19th day of December, 2012.

My Commission Expires 5/31/16

NOTARY PUBLIC

JANET SCHWABE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, a Notary Public in and for said State and County, BENITA RALPH GAMMONS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, on this the 19th day of December, 2012.

My Commission Expires 5/31/16

NOTARY PUBLIC

JANET SCHWABE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $146,500.00

AFFIANT

Subscribed and sworn to before me this the 19th day of December, 2012.

My Commission Expires 5/31/16

NOTARY PUBLIC

JANET SCHWABE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN