WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130004544 DEEDWARR
Recvd: 01/16/13 14:14 2 pgs
Fees:13.00 Taxes:318.20
20130116-0005331

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
Commission Expires June 30, 2013

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 NUMBER
William Dorman	New Owner	057000021[illegible]
(NAME) 175 Rural Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(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 DOES TRANSFER AND CONVEY UNTO **WILLIAM D. DORMAN, UNMARRIED,** 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:

Being Property located in the 1st civil district of Nashville, Davidson County Tennessee, being a portion of the property described in Instrument No.200801160004912 in the register's office of Davidson County, Tennessee, and being more particularly described as follows;

Commencing at the centerline intersection of Old Hickory Blvd. and Bull Run Rd.; thence South 69 degrees 37 minutes 22 seconds East, 25.04 feet to an iron pin (set) in the easterly right of way of Old Hickory Blvd., being the northwest corner of the herein described property and the True Point of Beginning; Thence leaving said right of way South 57 degrees 04 minutes 29 seconds East, passing a witness pin at 186.01 feet for a total distance of 236.01 feet to a point in Sulpher Creek; Thence running with said creek, South 28 degrees 37 minutes 28 seconds West, 196.75 feet to a point in said creek; Thence leaving Sulpher Creek, North 57 degrees 54 minutes 37 seconds West, passing a witness pin (set) at 20 feet, for a total distance of 239.73 feet to an angle iron (found) in the easterly right of way of Old Hickory Blvd; Thence with said right of way, North 29 degrees 45 minutes 21 seconds East, 200 feet to the Point of Beginning, containing 1.1 acres or 47,106 sq. ft. more or less according to a survey by Jeffrey A. Leopard TN RLS 2415, dated December 31, 2012.

Being a 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 property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 5384 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 our hands this 11th day of January, 2013.

Scotty Ray Gillentine

Tera Gillentine

STATE OF TENNESSEE

COUNTY OF DAVDISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scotty Ray Gillentine and Tera 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 11th, day of January, 2013.

Commission expires:

9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public