Davidson County DEEDWARR
Recvd: 05/01/13 12:32 2 pgs
Fees:13.00 Taxes:492.10
20130501-0043639

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$133,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF April, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew N Deal 7312 Highway 70 S Nashville, TN 37221	Volunteer Mtg One Vantage Way E240 Nashville,Tn 37228	Map 142 00 0 Parcel 014.00

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 acknowledged, we,

Thomas K. Teachout and Cherrie H. Teachout, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Andrew N. Deal, a single man

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 in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, being more particularly described according to a survey by Campbell Surveying Company, Inc., Dated July 21, 1987.
Beginning at a point in the northerly margin of highway 70 S and at the south westerly corner of property conveyed to Maurice E. Tidwell in Book 6834, page 845, thence along the northerly margin of Highway 70 S in a westerly direction, a distance of 85 feet to a point in said margin of Highway 70 S and corner to property of Old acquired at Book 4368, page 203. Thence with Old's northerly line in an northwesterly direction a distance of 254 feet to a point in the southerly line of Maurice E. Tidwell, (Book 6834, Page 845); thence with Tidwell's line in a northeasterly direction, a distance of 85 feet to point in the line of Maurice E. Tidwell, et ux (Book 6834, Page 845), thence with Tidwell's westerly line in a southeasterly direction, a distance of 254 feet to the point of beginning.

Together with all of the rights of the Grantor under a grant of permanent easement for ingress which is of record in Book 7308, page 762, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas K. Teachout and Cherrie H. Teachout, husband and wife by deed from Howard H. Morris and Myra Virginia Morris, dated June 28, 2000, of record in Instrument No 20000714-0069674, Register's Office for said County.

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 7312 Highway 70 S, Nashville, TN 37221
(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(s) this 26th day of April, 2013.

Thomas K. Teachout
by: Thomas K. Teachout
Attorney in fact

Cherrie H. Teachout

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Cherrie H. Teachout, with whom I am personally acquainted, (or who 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 26th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Cherrie H. Teachout, Attorney in Fact for Thomas K. Teachout, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of Thomas K. Teachout, for the purposes therein contained.

Power of Attorney recorded in Instrument No. 20130501-0043579 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 26th day of April, 20013.

NOTARY PUBLIC James C. Smith

My Commission Expires: 03/03/2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 4.26.13

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027