Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130071159 DEEDWARR
Recvd: 08/19/13 10:19 2 pgs
Fees:13.00 Taxes:832.13
20130819-0086772

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $224,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2013.

Notary Public

My commission expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert G. Epps and Kingsley Garrett Epps	**New Owner**	**Map\Parcel: 140-00-0-14.02**
8314 McCrory Lane		
Nashville, TN 37221		

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,

James J. Gardner and Kelly Christina Gardner, husband and wife

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

Robert G. Epps, married

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 Civil District of Davidson County, Tennessee, described according to a survey made for Steve Draper, March 26, 1973, as follows:

Beginning in the center of McCrory Lane in the northwesterly line of the property conveyed to Alfred C. Rutherford and others, by deed from G.T. Developers, Inc., of record in Book 3610, page 227, Register's Office for Davidson County, Tennessee; thence with said line North 46 deg. East 436 feet, thence North 2 deg. East 101 feet to an iron pin; thence North 85 deg., 30 West 200 feet to an iron pin; thence South 43 deg. 20' West 377 feet to the center of McCrory Lane; thence with the center of said Lane South 45 deg. East 200 feet to the beginning, containing 2.2 acres, more or less.

Being the same property conveyed to James J. Gardner and wife, Kelly ~~Christian~~ Christina Gardner by Warranty Deed from Genyth Thompson Warren and husband, Kenneth E. Warren, of record in Instrument No. 20120814-0072640, Register's Office for Davidson County, Tennessee, dated August 8, 2012 and recorded on August 14, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved ( ) property known as 8314 McCrory Lane Nashville, TN 37221.

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 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/our hand(s) this 15th day of August, 2013.

James J. Gardner

Kelly Christina Gardner

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, James J. Gardner the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2013.

MY COMMISSION EXPIRES

Notary Public

My Commission Expires: OCTOBER 20, 2013

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Kelly Christina Gardner the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2013.

MY COMMISSION EXPIRES

Notary Public

My Commission Expires: OCTOBER 20, 2013

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **130216AW**
~~**RECORD & RETURN TO:**~~
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027

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