WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130075318 DEEDWARR
Recvd: 08/30/13 11:00 2 pgs
Fees:13.00 Taxes:140.60
20130830-0091795

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2013.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Bruce Peery III	Bruce Peery III	16800010400; 16800013300; 16800010500
(NAME)	(NAME)	
407 31st Ave S	Same	
(ADDRESS)	(ADDRESS)	
NA Nashville, TN 37212	, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Emerald Creek Properties, a General Partnership, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRUCE PEERY, III, 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:

THREE TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:

TRACT NO. I: BEGINNING at a planted stone on the north side of Hester and Beasley Road; thence North 27 1/2 deg. West 23 poles to a stake; thence South 52 deg. West 8 poles to a stake; thence South 27 1/2 deg. East 23 poles to the Hester and Beasley Road; thence North 52 deg. East 8 poles to the point of beginning, containing 1.15 acres, more or less.

TRACT NO. II: BEGINNING at a stake in the centerline of Hester Beasley Road at W. J. McNeil's northwest corner; thence with Hester Beasley Road, North 52 deg. West 7 poles to a stake; thence South 27 1/2 deg. West 23 poles and crossing the hollow to a stake on hillside; thence South 52 deg. East 7 poles to W. J. McNeil's southwest corner; thence with said W. J. McNeil's north boundary line, North 27 1/2 deg, East 23 poles to the beginning, containing 1 acre, more or less.

TOGETHER WITH AN EASEMENT FOR SEWAGE DISPOSAL AND FUTURE REPAIR PURPOSES ACROSS TRACTS NOS. I AND III herein described as set out in Dedication of Easement of record in Book 7336, Page 709, said Register's Office.

TRACT NO. III: BEGINNING at a point on the North side of Hester Beasley Road, said point being South 52 deg. West 8 poles from the original southeast corner of the John A. McNeal property; thence North 27 1/2 deg. West along the property line of J. A. McNeal and W. J. McNeal, 23 poles to a point; thence South 52 deg. West 6 poles to a point; thence South 27 1/2 deg. East 23 poles to a point in the north margin of Hester Beasley Road; thence North 52 deg. East 6 poles to the point of beginning and containing approximately 1.1 acre, more or less.

Being the same property conveyed to Emerald Creek Properties, a General Partnership by Warranty Deed from James T. Ellis, which deed is dated August 19, 2013 and recorded as Instrument No. 20130821-0088039 in the Register's Office for Davidson County, Tennessee.

The above TRACTS I and III are subject to an Easement for sewage disposal and future repair purposes across said tracts to serve the property described above as Tract No. II which Easement is of record in Book 7336, Page 709, said Register's Office.

The above TRACTS I and II are subject to the rights of prior property owners to reasonable, unimpeded access for visiting a family cemetary located thereon as out in deed of record in Book 5702, Page 69, Register's Office for

Davidson County, Tennessee.

THE CONVEYANCE OF ALL TRACTS DESCRIBED ABOVE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS AND SUBJECT TO THE RIGHT-OF-WAY OF HESTER BEASLEY ROAD.

unimproved ☒ **0 and 8937 Hester Beasley Rd., Nashville, TN 37221**

This is improved ☑ property, known as ; 8931 Hester Beasley Road, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 this 27th day of August, 2013.

Emerald Creek Properties, a General Partnership

By: _____
Greg K. Self, General Partner

STATE OF TENNESSEE

COUNTY OF Davidson

* **Greg K. Self**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared,*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the partner(s) of **Emerald Creek Properties, a General Partnership**, the within named bargainor, a partnership, and he as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner(s).

WITNESS my hand and seal this 27th day of August, 2013.

My Commission Expires:
March 03, 2014

_____
Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115