WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: March 08, 2016

(SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary R. Ealey and wife, Michele K. Ealey	Gary R. Ealey	04405019200
(NAME)	(NAME)	
176-E Molly Walton Drive	176-E Molly Walton Drive	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(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, JACK DAVIS, JR., unmaried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY R. EALEY AND WIFE, MICHELE K. EALEY, 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 DAVIDSON COUNTY, TENNESSEE, beginning on an iron pipe in the south intersection of the Ensley Avenue and Swinging Bridge Road rights-of-way and runs as follows: South 48 degrees 35' east 260.5 feet with the south edge of the Swinging Bridge Road right-of-way to an iron pipe; thence with the curve turning left with a radius of 194 feet, South 5 degrees 35' east 104 feet to an iron pipe 10 feet from the center line of T.C.R.R.; thence North 48 degrees 35' west 326 feet with T.C.R.R. right-of-way, North 35 degrees 00' east 75.8 feet with the south edge of Ensley Avenue right-of-way to the beginning and containing .49 acres, more or less, according to a survey dated June, 1958 by L. C. Petty & Co., Carthage, Tennessee of Tract 12 of the Nashville Industrial Corporation holdings at Old Hickory, Tennessee.

Being the same property conveyed to Jack Davis, Jr. by Trustee's Deed dated February 28, 2013 from Deanie L. Gregory, as Trustee, which deed was recorded on March 1, 2013 as Instrument No. 20130301-0020612 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHTS-OF-WAY OF ENSLEY AVENUE, SWINGING BRIDGE ROAD AND THE T.C.R.R.; FURTHER SUBJECT TO EASEMENTS TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 9277, PAGE 145 AND IN INSTRUMENT NO. 20050104-0001021, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

unimproved ☑

This is improved ☐ property, known as 345 Swinging Bridge Road, Old Hickory, TN 37138

(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 this 25th day of September, 2013.

BILL GARRETT, Davidson County
Trans:T20130083179 DEEDWARR
Recvd: 09/26/13 10:00 2 pgs
Fees:13.00 Taxes:185.00

20130926-0100990

File No.: 2013-0821
GRE TN Warranty Deed

Jack Davis Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

On this 25th day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jack Davis Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,



Return To:

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