WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130083613 DEEDWARR
Recvd: 09/27/13 09:29 2 pgs
Fees: 13.00 Taxes: 330.42

20130927-0101574

STATE OF TENNESSEE
COUNTY OF DAVIDSON
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MY CC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 89,304.00
William Johnson Affiant
Subscribed and sworn before me this the
27 Day of Sept., 2013.
Will Garrett, Deputy Register
(AFFIX SEAL)

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
William Johnson	William Johnson	02900030000
(NAME)	(NAME)	
3185 Ridge Rd	3185 Ridge Rd	
(ADDRESS)	(ADDRESS)	
Cedar Hill, TN 37032	Cedar Hill, TN 37032	
(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, HOMER GENE HUNLEY aka HOMER G. HUNLEY. unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM JOHNSON, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin in the margin of Bernard Road, said iron pin being the northeast corner of the property belonging to Joseph P. Tassone with a deed reference of Book 9155,, Page 635, Register's Office for Davidson County, Tennesse and being the northwest corner of the herein described property; thence along the south margin of Bernard Road as follows: South 89 deg. 54' 23" East 268.0 feet to a point; thence south 3 deg. 54' East 1366.76 feet to a point; thence south 89 deg. 18' West 375.03 feet to a marked tree; thence north 00 deg. 35' 00" East 1368.73 feet to the point of beginning, said Tract containing 10.08 acres, more or less, according to a survey dated October 6, 1979 of the Benjamin M. Bernard Estate by G. Barry Greer, Tennessee Registered Surveyor No. 211.

Being the same property conveyed to Homer Gene Hunley and wife, Sandra K. Hunley by Installment Deed dated November 13, 1979 from Charles R. Jackson, individually and Elizabeth Averitt and Thomas N. Bateman, both as Co-Executors of the Estate of Carlton Averitt, deceased, which Installment Deed is of record in Book 5568, Page 819 in the Register's Office for Davidson County, Tennessee. The said Sandra K. Hunley subsequently conveyed all her right, title and interest in and to herein described property to Homer G. Hunley by Quitclaim Deed dated January 14, 1992 and recorded in Book 8581, Page 461, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; SUBJECT TO THE RIGHT-OF-WAY OF BERNARD ROAD AND SUBJECT TO NOTICE OF LIS PENDENS OF RECORD AS INSTRUMENT NO. 20110921-0073280, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO RESTRICTIVE COVENANTS SET FORTH IN INSTALLMENT DEED OF RECORD IN BOOK 5568, PAGE 819, SAID REGISTER'S OFFICE

unimproved ☑

This is improved ☐ property, known as 0 Bernard Road, Joelton, TN 37080
(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 25 day of September 2013

File No.: 2013-0798
GRE TN Warranty Deed

Homer G. Hunley

Homer Gene Hunley

STATE OF TENNESSEE

COUNTY OF

aka Homer Gene Hunley Jr

On this , before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Homer G. Hunley**, 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. 09252013

My Commission Expires:
03072017

Notary Public,

Return To:

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

JOHN R. REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.