WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130093489 DEEDWARR
Recvd: 11/01/13 08:44 2 pgs
Fees:13.00 Taxes:1535.50

20131101-0113328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Satterfield	New Owner	116-12-118.00 116-12-119.00
(NAME)	(NAME)	
3903 Abbott Martin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Ellen W. Dillon, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James A. Satterfield and Laurel G. Satterfield, husband and wife**, 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:

SEE ATTACHED EXHIBIT A

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 421, pages 102-103 and Plat Book 974, pages 4-5; Easement for sanitary sewers and/or storm drainage of record in Book 4281, page 200; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3903 Abbott Martin Road, Nashville, TN 37215
(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 31st day of October, 2013.

Ellen W. Dillon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ellen W. Dillon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of October, 2013.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

Notary Public

My Commission Expires:

EXHIBIT A

TRACT I:

LAND in the 7th Civil District of Davidson County, Tennessee being part of a triangular tract of land on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book, 421, Pages 102 and 103, Register's Office for said County, also shown on the Plan of the resubdivision of part of Royal Oaks Subdivision, as of record in Book 974, Pages 4 and 5, said Register's Office, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 29, 1955, as follows:

BEGINNING on the southerly margin of Abbott-Martin Road, at a point 717.75 feet, more or less, east of the easterly margin of Lynwood Boulevard, being the northeast corner of the property conveyed to Laura L. Gates, by deed from Frances J. Stoltz, of record in Book 2537, page 4, said Register's Office; thence with the easterly line of said Gates property, south 8°50' west 370.82 feet; thence eastwardly 74.41 feet; thence north 13° 30' east 61.47 feet; thence north 23° 45' east 318.5 feet to the southerly margin of Abbott-Martin Road; thence with said Road, north 84° 30' west 157.75 feet to the beginning.

TRACT II:

LAND in the Seventh Civil District of Davidson County, Tennessee, described according to a copy of a survey made by George W. Watkins, dated December 6, 1961, as follows:

BEGINNING at an iron pin at the southeasterly corner of the property conveyed to William W. Dillon, III and wife, Ellen W. Dillon, by deed of record in Book 2735, Page 3, Register's Office for said County; thence due west 117.1 feet to a point; thence south 16° 45' east 10.1 feet to a point; thence south 6° east 104 feet to a point; thence south 3° 15' west 127 feet to a point; thence south 2° 15' west 112 feet to a point; thence south 4° 30' west 323 feet to a point; thence south 5° west 335 feet to a point; thence north 84° 45' east 25 feet to an iron pin; thence north 9° east 65 feet to an iron pin; thence north 8° 30' west 75 feet to a point; thence north 20° east 205 feet to a point; thence north 7° east 210 feet to a point; thence north 5° 30' west 192 feet to a point; thence north 13° 30' east 289 feet to the point of beginning.

Being all of the same property conveyed to William W. Dillon, III and wife, Ellen W. Dillon by Deeds from Frances J. Stoltz, unmarried of record in Book 2735, Page 3, dated January 16, 1958 and from Ernest J. Moench and wife, Anna S. Moench of record in Book 3462, Page 283, dated April 30, 1962 and further conveyed to William W. Dillon, III and Ellen W. Dillon, as equal tenants in common without right of survivorship by Quitclaim Deeds from William W. Dillon, III and wife, Ellen W. Dillon of record in Instrument No. 20011106-0121645, dated November 5, 2001 and in Instrument No. 20011106-0121644, dated November 5, 2001, Register's Office for Davidson County, Tennessee. The said William W. Dillon, III having since died on December 28, 2008. The said property was devised to Ellen White Dillon by the Last Will and Testament of William W. Dillon, III of record in Probate Docket No. 09P267, Probate Court Clerk's Office for said County.