Davidson County	DEEDWARR
Recvd: 11/15/13 12:09	2 pgs
Fees:13.00 Taxes:1217.30	
20131115-0118335	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$329,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF November, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Mayer 1979 Baker Road Goodlettsville TN 37072	GMFS LLC 7389 Florida Blvd Baton Rouge LA 70806	Map 012 00 0 Parcel 111.00

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 acknowledged, we,

GEORGE BRANDT

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jeffrey Mayer and wife, Pamela Mayer

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, being the easterly one-half of Tract No.9, as shown on an unrecorded survey by Johnson & Dillehay, Surveyor License No. 1352, dated October 25, 1985, and described as follows:

Beginning at an iron pin set on the northerly margin of Baker Road, being the Southeast corner of this tract and the Southwest corner of a tract of land conveyed to R.L. Carpenter by Deed of record in Deed Book 6581, page 580, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Baker Road North 49 deg. 26 min. 36 sec. West 50.00 feet to a point; thence leaving the northerly margin of Baker Road North 26 deg. 54 min. 25 sec. East 1487.75 feet, more or less, to a point in the southerly margin of the Seaboard System Railroad right-of-way; thence along the southerly margin of the Seaboard System Railroad right-of-way South 60 deg. 26 min. 14 sec. East 425.75 feet, more or less, to an iron pin found, said iron pin being in the Northeast corner of this tract and the Northwest corner of a tract of land conveyed to J.K. Williams by Deed of record in Book 6201, page 73, Register's Office for Davidson County, Tennessee; thence along the Westerly margin of the Williams property South 26 deg. 54 min. 25 sec. West 1010.75 feet to an iron pin set; thence leaving the westerly margin of the Williams property and along the northerly margin of the Carpenter property, North 54 deg. 47 min. 14 sec. West 408.65 feet to an iron pin set; thence along the westerly margin of the Carpenter property South 26 deg. 54 min. 25 sec. West 532.00 feet to the point of beginning, containing 10.94 acres, more or less.

Being the same property conveyed to GEORGE BRANDT, by deed from NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE, of record in Instrument No. 20130422-0039625, dated March 14, 2013, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1979 Baker Road Goodlettsville, TN 37072
(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(s) this 14th day of November, 2013.

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 11/14/13

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027