WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140020702 DEEDWARR
Recvd: 03/27/14 14:58 2 pgs
Fees: 13.00 Taxes: 1054.50

20140327-0025498

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX 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
James Michael Hester	F&M BANK	06112006400
(NAME)	(NAME)	
1223 PLYMOUTH AVE.	50 FRANKLIN ST.	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	CLARKSVILLE, TN 37040	
(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, WE, Albert C. Worley, Jr., and Wife, Helen E. F. Worley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Michael Hester and Erica Danner Peralta Hester, 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:

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

TRACT I: Being Lot No. 42, Resubdivision of Lots 70, 73, 76-83, 86-97 Eastdale Place as recorded in Book 974, Page 22, of the Davidson County, Register's Office, to which reference is hereby made for a more complete description.

TRACT II: A tract of land in the resubdivision of Eastdale Subdivision Place, of record in Book 974, Page 22, Register's Office for said County, as follows: Beginning at a point in the northeast corner of Lot #42 and running northerly along a line which is the continuation of the east boundary of Lot #42,158 feet more or less to a stake at the northern boundary line of Newman Cheek's tract of land, thence with the boundary north 87-1/2 deg. west 95 feet to a stake, thence in a straight line 121-1/2 feet to the northwest corner of Lot #42 thence with the north boundary line of Lot #42 easterly 80 feet to the point of beginning, containing 0.25 acres.

Being the same property conveyed to Albert C. Worley, Jr., and Wife, Helen E. R. Worley by Warranty Deed dated August 1st, 1990, from John Leinard and Wife, Mary Leinard, of record in Book 8167, Page 551, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE RESUBDIVISION OF LOTS 70, 73, 76-83, 86-97 EASTDALE PLACE OF RECORD IN PLAT BOOK 974, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 1223 Plymouth Ave., Nashville, TN 37216

(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 our hands this 25th day of March, 2014.

Albert C. Worley Jr.

Helen E. F. Worley

STATE OF TENNESSEE

COUNTY OF Davidson

**Husband and Wife

On this 25th day of March, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Albert C. Worley Jr. and Helen E. F. Worley**, 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 they executed the same as their free act and deed.

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

My Commission Expires:
1-9-18

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

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