STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20140032611 DEEDWARR
Recvd: 05/12/14 10:25 2 pgs
Fees:13.00 Taxes:462.50
20140512-0040286

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 2014

Notary Public
MY COMMISSION EXPIRES: 8-23-16
File No. G14-8932D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
George Ganaway	New Owner	81-4-196
(NAME)	(NAME)	
~~1823 3rd Avenue North~~ 2005 Breckenridge	"	
(STREET ADDRESS)	(STREET ADDRESS)	
~~Nashville, TN 37208~~ Mt Juliet TN 37122	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Sadie Bell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Ganaway**, 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:

Being a part of Lot 48 on the Plan of McGavock's 56 Lots of record in Book 11, page 393, in the Register's Office for Davidson County, Tennessee. Beginning at a point in the westerly margin of Third Avenue, North as widened, being the northeast corner of the property conveyed to C.G. Allman by Deed of record in Book 1097, page 88, in said Register's Office; thence westerly along his northerly line 165 feet to an alley; thence northerly along the easterly margin of said alley 50 feet to a point; thence easterly 165 feet to the westerly margin of Third Avenue, North as widened; thence along the said easterly margin of Third Avenue North Southerly 50 feet to the point of beginning; thus fronting 50 feet on the westerly margin of Third Avenue North and extending back between parallel lines 165 feet to an alley in the rear.

BEING the same property conveyed to Thurman Bell and wife, Sadie Bell from Lewis Dean Wallace and wife, Margaret Wallace, by Deed dated June 11, 1985, in Book 6580, Page 125, in the Register's Office for Davidson County, Tennessee. The said Thurman Bell having since died April 5, 2006 leaving the subject property vested in Sadie Bell as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1823 3rd Avenue North, Nashville, TN 37208.

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. Whenever 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/our hand(s) this 6th day of May, 2014.

Sadie Bell

Sadie Bell

May 06, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Sadie Bell, the bargainor(s), with whom I am personally acquainted or 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 and official seal this 6th day of May, 2014.

My Commission Expires: 3-23-16

BRIAN L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066