# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/14 08:27 2 pgs
Fees:13.00 Taxes:55.50
20140530-0046392

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $15,000.00.

Tommie Cornwell
Affiant

Subscribed and sworn to before me this 23rd day of May, 2014.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| ~~Tommie Cornwell~~ Evelyn Bess | SAme | 064-09-0-087.00 |
| 129 Commerce St. | | |
| Old Hickory, TN 37138 | | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dean Kirby**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Evelyn Bess and David Bess, as joint tenants in common with the right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot Nos. 1 and 2 of Block "D" on the Map of Hadley Bend City Subdivisions, as of record in Book 421, Page 120, Register's Office for said County.**

**SAID Lot No. 1 fronts 25 feet on the southerly side of Commerce Street and runs back 188 feet along the westerly margin of Church Street on the east side and 164 feet on the west side to a dead line in the rear, measuring 25 feat the rear.**

**SAID Lot No. 2 adjoins above described Lot No. 1 on the westerly side, fronts 25 feet on the southerly side of Commerce Street and runs between lines 164 feet to a dead line.**

**Being the same property conveyed to Dean Kirby from David G. Mangum, Substitute Trustee, by Substitute Trustee's Deed on November 1, 2013, of record in Instrument Number 20131101-0113603, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10973, Page 104, Register's Office for Davidson County, Tennessee.

This is improved property known as: **129 Commerce Street, Old Hickory, TN 37138**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 23, 2014.

Dean Kirby
**Dean Kirby**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dean Kirby** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 23, 2014

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE