WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140052335 DEEDWARR
Recvd: 07/21/14 11:02 2 pgs
Fees: 13.00 Taxes: 370.00
20140721-0064391

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE 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
Nelson Holt and Daryl Adler	SAME	07213009000
(NAME)	(NAME)	
232 Valley Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, Carl McWhirter aka Carl C. McWhirter, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nelson Holt and Daryl Adler as tenants in common, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No,. 1 on the Plan of Trevecca Subdivision of record in Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the westerly side of Gallatin Pike and runs back between parallel lines and along the southerly margin of West Cahal Avenue, 170 feet to an alley in the rear.

Being the same property conveyed to Carl McWhirter by Quitclaim Deed from Billy G. Gregory and Victor E. Gregory which deed is dated August 12, 1994 and recorded in Book 9474, Page 99, Register's Office for Davidson County, Tennessee. Further being the same property vested in Carl C. McWhirter by Final Order of the Chancery Court of Davidson County, Tennessee of record as Instrument No. 20070907-0107351, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014; SUBJECT TO THE RIGHTS-OF-WAY OF GALLATIN ROAD AND WEST CAHAL AVENUE AND SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF TREVECCA SUBDIVISION OF RECORD IN BOOK 421,PAGES 72 AND 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☑

This is improved ☐ property, known as 2525 Gallatin Road, Nashville, TN 37206
(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 16th day of July, 2014.

Carl McWhirter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of July, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl McWhirter**, 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 he executed the same as his free act and deed.

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

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

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

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY