WARRANTY DEED

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob Hulsey	Jacob Hulsey	074-00-0 030.00
(NAME)	(NAME)	
2155 Neelys Bend Road	2155 Neelys Bend Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140056952 DEEDWARR
Recvd: 08/05/14 10:39 2 pgs
Fees:13.00 Taxes:481.00
20140805-0070127

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas A. Garner and Beverly Corinne Garner, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jacob Hulsey and Annalise Hulsey, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin on the easterly margin of Neeleys Bend Road, said point of beginning being the Southwest corner of the herein described tract and also being in the line of the John Forehand property of record in Book 1306, page 626, R.O.D.C.,Tn. thence with Forehands line S86°08'00"E 171.89' to an iron pin; thence continuing with Forehand S03°52'00"W 239.48' to a point on the northerly margin of Neeleys Bend Road; thence with the margin of the said Neeleys Bend Road and with a curve approximately 338' to the point of beginning.

Being part of the same property conveyed to Thomas A. Garner and wife, Beverly Corinne Garner by Warranty Deed dated 09/24/1958 from John C. Forehand and wife, Corinne O. Forehand of record in Book 2806, Page 475, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Thomas A. Garner and wife, Beverly Corinne Garner by Warranty Deed dated from John C. Forehand and wife, Corinne Forehand of record in Book 4985, Page 644, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Beverly F. Garner by Quit Claim Deed dated 12/01/1992 from John C. Forehand and wife, Alma Elizabeth Forehand of record in Instrument 200108280092797, Register's Office for Davidson County, Tennessee. And also being the same property conveyed to Beverly Forehand Garner by Quit Claim Deed dated 07/08/2013 from Justin Amaral and wife, Laura Amaral to relinquish any interest they may have had in said property of record in Instrument 201307080070425, Register's Office for Davidson County, Tennessee. The said Beverly Corinne Garner, Beverly F. Garner and Beverly Forehand Garner being one in the same.

This conveyance is subject to: (1) All matters including but not limited to an Easement of record in Book 4105, Page 170; (2) Right-of-Way for Neelys Bend Road, as much as therein may lie; (3) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2155 Neelys Bend Road, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 18 day of July, 2014.

Thomas A. Garner

Beverly Corinne Garner

State of Tennessee
County of Wilson

Personally appeared before me Thomas A. Garner and Beverly Corinne Garner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of July, 2014.

Notary Public/Escrow Officer
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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