WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140061254 DEEDWARR
Recvd: 08/19/14 13:35 2 pgs
Fees: 13.00 Taxes: 869.50

20140819-0075270

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

ISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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
Georganne McCray	Cedarstone Bank	09601011200
(NAME)	(NAME)	
2719 Overhill Circle	900 W Main St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Charles D. Simms and Peter R. Morris**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Georganne McCray, an unmarried woman**, 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, being the easterly 100 feet front and 62 1/2 feet rear of Lot No. 29 on the Map of Bluefield, of record in Book 843, page 16, Register's Office for said county. Said part of Lot No. 29 fronts 100 feet on the northerly side of Overhill Drive and runs back between lines 375 feet on the easterly line and 371.2 feet, more or less, on the westerly line to a dead line in the rear on which it measures 62 1/2 feet.

Being the same property conveyed to Donald C. Freeman and wife, Lynn D. Freeman by Warranty Deed dated 02/10/1965 from Louise Ballentine Boyd of record in Book 3868, Page 500, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lynn Donnell Freeman by Quit Claim Deed dated 10/10/1984 from Donald Copeland Freeman of record in Book 6401, Page 486, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter R. Morris and Charles D. Simms by Warranty Deed dated 05/28/2014 from Lynn Donnell Freeman of record in Instrument 201405300046434, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 843, Page 16, said Register's Office.

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 2719 Overhill Circle, Nashville, TN 37214

File No.: 01291-11374
SMG TN Warranty Deed

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 15th day of August, 2014.

Charles D. Simms

Peter R. Morris

State of Tennessee
County of Wilson

Personally appeared before me Charles D. Simms and Peter R. Morris, 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 15th day of August, 2014.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122