B0436

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,000.00.

Leo E Thompson

Affiant

Subscribed and sworn to me on September 16, 2014.

June E. Rowell

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140069649 DEEDWARR
Recvd: 09/17/14 13:54 3 pgs
Fees:18.00 Taxes:499.50
20140917-0085394

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27843SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Leo E. Thompson 65 Jones Circle Old Hickory, TN 37138	SAME AS NEW OWNER	044-11-041

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Flossie Mae Ford and , hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Leo E. Thompson and , hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

Land in the Fourth Civil District of Davidson County, Tennessee, being part of Lot No. 89, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 68, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin on the northeast corner of Lot No. 89 and running thence the following courses and distances:

South 0° 47' West 170.1 feet to an iron pin; thence South 77° 55' West 98.3 feet to an iron pin; thence North 4° 41' West 106.9 feet to an iron pin; thence North 40° 15' West 50.5 feet to an iron pin; thence North 12 ° 48' West 49.6 feet to an iron pin; thence South 89 ° 13' East 151.8 feet to an iron pin and the point of beginning, containing 0.49 acres, more or less.

TRACT II:

Land in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 23, River Vista Subdivision, Village of Old Hickory, as shown on plan recorded on August 19, 1949, in Book 1424, page 118, in the Register's Office for Davidson County, Tennessee; fronting 168 feet on Jones Circle, containing 0.42 acres, more or less.

D&F
F/AF
C&S

INCLUDED in the above description but expressly **EXCLUDED** therefrom is the following described property:

Being the northerly 5 feet of Lot No. 23 on the Map of River Vista Subdivision, as of record in Book 1424, page 118, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph C. Ford and wife, Flossie Mae Ford by Deed from Joyce Stamps Burnett Russell, unmarried, of record in Book 6165, page 222, Register's Office for Davidson County, Tennessee. The said Joseph C. Ford having since died.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Old Hickory City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 65 Jones Circle, Old Hickory, TN 37138.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on September 16, 2014.

Flossie Mae Ford By

Flossie Mae Ford, By: Connie Sue Griggs, Attorney In Fact Connie Sue Griggs AIF

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 Connie Sue Griggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Flossie Mae Ford, as his Attorney in Fact, as the free act and deed of the within named Flossie Mae Ford.

Witness my hand and official seal on September 16, 2014.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE