File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-17

G-VRES-14-819

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua A. Gordon and Treva Gordon	**WELLS FARGO BANK, N.A.**	
(NAME) **819 Otter Creek Road**	(NAME) **101 NORTH PHILLIPS AVE.**	**146-14-0-001.00**
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) **SIOUX FALLS, SD 57104**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BOBBY R. DEAL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSHUA A. GORDON AND WIFE, TREVA GORDON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the Sixteenth (16th), formerly Seventh (7) Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 15, 1958, as follows:

Beginning at an iron pin in the Otter Creek Road at the southeast corner of the property conveyed to Albert Lee Regen and wife, by deed from Robert L. Lawrence, Jr. and wife, of record in Book 2752, page 13, Register's Office for said County; thence with said Regen's southern boundary line south 89 degrees east 362.4 feet to an iron pin; thence south 1 degree 00 minutes west 325 feet to an iron pin in the northern boundary line of Forrest Acres Subdivision; thence with said subdivision north 89 degrees west 684.7 feet to a concrete monument, and continuing with the same in the direction 32.5 feet to a nail in Otter Creek Road; thence with the same north 21 degrees 40 minutes east 50 feet, more or less, and continuing with same north 49 degrees 20 minutes east 370 feet to another nail, north 43 degrees 43 minutes east 45 feet, more or less, to the beginning.

Being the same property conveyed to Bobby J. Deal by deed from Wanda J. Butler (formerly Wanda J. Deal) of record in Book 9616, page 437, Register's Office for Davidson County, Tennessee, dated March 9, 1995 and recorded on March 10, 1995. Being the same property conveyed to Bobby R. Deal and wife, Wanda J. Deal by deed from Fannie C. Bivins, unmarried of record in Book 7452, page 948, Register's Office for Davidson County, Tennessee, dated January 18, 1988 and recorded on January 20, 1988.
Scriveners Affidavit correcting the middle initial of the grantee on Warranty Deed of record in Book 9616, Page 437 is being recorded simultaneously herewith of record in Instrument No. 20140924-0087978, Register's Office for Davidson County, Tennessee.

Joyce Deal, spouse of Bobby R. Deal joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **819 Otter Creek Road , Nashville, Tennessee 37220**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20140071693 DEEDWARR
Recvd: 09/24/14 14:37 2 pgs
Fees:13.00 Taxes:2442.00
20140924-0087979

Witness my/our hand(s) this the 17th DAY OF SEPTEMBER, 2014.

Bobby R. Deal

Joyce Deal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY R. DEAL AND JOYCE DEAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212