WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074131 DEEDWARR
Recvd: 10/02/14 09:34 2 pgs
Fees:13.00 Taxes:555.00

20141002-0090935

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

x Billy B Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2014.

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018
(AFFIX SEAL)

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
Richard M. Holt II	NEW OWNER	05101007500
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Billy B. Jackson, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard M. Holt, II, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 11TH Civil District of Davidson County, Tennessee and described as follows:

Beginning at a point on the southerly line of a 20 foot roadway, said roadway being 520 feet south of Due West Avenue and 330.38 feet east of a 50 foot road, the same being a common corner of Adams 10 acre tract; thence with the southerly margin of said 20 foot roadway and said point of beginning located by an iron pin; N. 83 degrees 30' east 220 feet to an iron pin; thence South 15 degrees 30' east 860 feet, more or less, to an iron pin; thence S. 87 degrees, east 320 feet to an iron pin in the line of said Adams 10 acre tract of land; thence North 9 degrees 10' west 860 feet, more or less, to the point of beginning, containing 5 acres, more or less as surveyed by Z. J. Wilkinson, Surveyor dated April 15, 1957.

Being the same property conveyed to Billy B. Jackson and wife, Dorothy Jackson by Warranty Deed from L. C. Cunniff and wife, Cornelia R. Cunniff which deed is dated April 25, 1957 and recorded in Book 2645, Page 89, Register's Office for Davidson County, Tennessee. The said Dorothy Jackson having since died.

SUBJECT TO AND INCLUDING ALL GRANTOR'S RIGHTS AND OBLIGATIONS UNDER A CERTAIN AGREEMENT FOR MAINTENANCE OF ROADWAY OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE OF RECORD AS INSTRUMENT NO.

FURTHER SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS; AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 7959, PAGE 695, SAID REGISTER'S OFFICE AND SUBJECT TO EASEMENT TO MARKS LAND SET OUT IN DEED TO HEREIN NAMED GRANTOR OF RECORD IN BOOK 2645, PAGE 89, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 937 Due West Valley Drive, 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 24th day of September, 2014.

Billy B. Jackson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Billy B. Jackson**, 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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066