BILL GARRETT, Davidson County
Trans:T20140079698 DEEDWARR
Recvd: 10/22/14 13:48 2 pgs
Fees:8.00 Taxes:120.25
20141022-0097559

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $32,500.00 (Thirty Two Thousand Five Hundred).

AFFIANT

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed to and sworn before me this 20th day of October, 2014.

My Commission Expires AUG. 23, 2016

NOTARY PUBLIC MY COMMISSION EXPIRES: 8-23-16

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeremiah Downey and Aleah Downey 8686 POPLAR CREEK RD Nashville TN 37221	Same	14000005800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TERESA G. NORVELL AND GERALD F. GREENE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEREMIAH DOWNEY AND WIFE, ALEAH DOWNEY,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED JULY 25, 1995, KNOWN AS JOB #950094, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER OF A 50' JOINT USE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT, SAID POINT OF BEGINNING BEING THE SOUTHWESTERN MOST COMMON CORNER OF TRACT 11 AND TRACT 12 OF THE HEATH DIVISION, NOT OF RECORD, OF WHICH THIS IS A PART. SAID POINT OF BEGINNING ALSO BEING IN THE NORTHEASTERLY LINE OF TRACT 6 OF SAID DIVISION; THENCE, WITH THE CENTER OF THE SAID 50' JOINT USE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT, THE FOLLOWING CALLS: NORTH 44 DEG., 40' 24" WEST 114.52' TO AN IRON PIN; THENCE CONTINUING WITH SAID EASEMENT, NORTH 44 DEG. 52; 12" WEST 141.01' TO AN IRON PIN; THE SOUTHERN MOST CORNER OF TRACT 10 OF SAID DIVISION; THENCE LEAVING THE LINE OF SAID EASEMENT AND WTH THE LINE OF TRACT 10, NORTH 44 DEG. 42' 19" EAST 749.15' TO AN IRON PIN; THENCE LEAVING TRACT 10, SOUTH 87 DEG. 03' 15" EAST 132.25' TO AN IRON PIN; THE SOUTHWEST CORNER OF TRACT 17 OF THE SAID HEATH DIVISION; THENCE WITH THE LINE OF TRACT 17, SOUTH 85 DEG. 50' 32" EAST 150.00 TO AN IRON PIN; THE COMMON CORNER OF TRACTS 11, 15, AND 17 ON SAID HEATH DIVISION; THENCE WITH THE LINE OF TRACT 15, SOUTH 34 DEG. 40' 12" EAST 53.81' TO AN IRON PIN; THE NORTHERN MOST CORNER OF TRACT 12 OF SAID DIVISION; THENCE LEAVING THE LINE OF TRACT 15 AND WITH THE NORTHWESTERLY LINE OF TRACT 12, SOUTH 44 DEG. 42' 19" WEST 927.18' TO THE POINT OF BEGINNING, CONTAINING 5.25 ACRES, MORE OR LESS.

INCLUDED IN THIS DESCRIPTION IS THAT PORTION OF A 50' JOINT USE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT AS EVIDENCED ABOVE ALONG THE SOUTHEASTERLY LINE OF THIS TRACT 11. IN ADDITION TO THAT IS ALSO A 15' PUBLIC UTILITY EASEMENT LYING IMMEDIATELY NORTHEAST OF AND ADJACENT TO THE ABOVE SAID 50' JOINT USE ENGRESS, EGRESS AND PUBLIC UTILITY EASEMENT.

BEING THE SAME PROPERTY CONVEYED TO TERESA G. NORVELL AND GERALD F. GREENE BY DEED DATED 11-9-12 AND RECORDED IN INSTRUMENT NO. 20121120-0107197, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (X) UNIMPROVED	Property known as: **8684 POPLAR CREEK ROAD** **NASHVILLE,TN37221**

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. Whenever 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, this 20th day of October, 2014

Teresa G. Norvell

Gerald F. Greene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of October, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Teresa G. Norvell and Gerald F. Greene** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 20th day of October, 2014.

Notary Public

Commission Expires: 8-23-16

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

LTSR Number:

GTE File: 201410