WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

George W. Torre
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2014.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(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
Andrew J. Ladner	new owner	04414007500
(NAME)	(NAME)	
1309 Donelson Ave.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140085204 DEEDWARR
Recvd: 11/12/14 11:01 2 pgs
Fees:13.00 Taxes:592.00
20141112-0104071

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, WE, George William Torre and Theresa K. Coulson, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew J. Ladner, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 34 on the Plan of Rolling Green Subdivision, as shown on plat of record in Plat Book 1424, Page 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George William Torre and Theresa K. Coulson, Husband and Wife from James C. Hornal, George W. Hornal, Jr. and Clyde W. Hornal the Heirs at Law of Catherine H. Hornal by Warranty Deed dated November 29, 1993 of record in Book 9172, Page 793, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS AS SET FORTH ON THE PLAN OF ROLLING GREEN SUBDIVISION OF RECORD IN PLAT BOOK 1424, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 1309 Donelson Ave., Old Hickory, TN 37138

(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, 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, 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 this 23rd day of October, 2014.

George William Torre

Theresa K. Coulson

STATE OF TENNESSEE

COUNTY OF DAVIDSON *Husband and Wife

On this 23rd day of October, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George William Torre and Theresa K. Coulson**, 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 they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY