WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140089736 DEEDWARR
Recvd: 12/01/14 11:49 2 pgs
Fees: 13.00 Taxes: 647.50
20141201-0109880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDIMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. My Commission Expires MAR. 7, 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Glen Gregory	Daniel Glen Gregory	Map 182
(NAME) 13575 Old Hickory Boulevard	(NAME) 13575 Old Hickory Boulevard	Parcel 151
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **NICOLE GOESER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL GLEN GREGORY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, lying across and on the south side of Old Hickory Boulevard, said tract also being located generally west 1795 feet from the intersection of said Old Hickory Boulevard with Cane Ridge Road and more particularly described as follows:

Beginning at a point in the north margin of Old Hickory Boulevard in an old stone wall since removed, said point being the northeast corner of the property conveyed to D. S. Smith by deed from J. B. Wright, of record in Book 504, page 341, Register's Office for Davidson County, Tennessee, and being the northeast corner of the tract herein described; thence with the easterly boundary of said tract, crossing Old Hickory Boulevard, 53° 20' west, 1048 feet to a point; thence north 89° 45' west 210.22 feet to a point in the north margin of Old Hickory Boulevard; thence with the north margin of Old Hickory Boulevard south 85° east, 210 feet back to the point of beginning, containing 221,720 square feet or 5.01 acres, more or less.

Being the same property conveyed to Nicole Goeser, Tanya Hooper, Tia Winford, Tyler Goeser and Teanna Goeser, by Administratrix's Quitclaim Deed of record in Instrument No. 20110524-0039765, said Register's Office.

Tanya Hooper, Tia Winford, Tyler Goeser and Teanna Goeser conveyed their interests in said property to Nicole Goeser, an unmarried woman, by Quitclaim Deed of record in Instrument No. 20110524-0039772, said Register's Office.

This conveyance is subject to 2015 real property taxes; and all easements and restrictions of record.

unimproved ☒

This is improved ☐ property, known as 13575 Old Hickory Boulevard, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 my hand this 26th day of November, 2014.

Nicole Goeser

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 Nicole Goeser, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public