# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095231 DEEDWARR
Recvd: 12/19/14 11:35 2 pgs
Fees:13.00 Taxes:481.00
20141219-0116362

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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 |
|---|---|---|
| Nathan C. Smith | New Owner | 00900020000 |
| (NAME) | (NAME) | |
| 8152 Jackman Road | | |
| (ADDRESS) | (ADDRESS) | |
| Joelton TN 37080 | | |
| (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, WE, James D. Sterry and wfie, Mary K. Sterry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan C. Smith and Janey Smith, husband and wife, 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:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, described as follows, to-wit:

BEGINNING at an iron pin in the North margin of Jackman Road, the same being the southern most corner of the Kimbrell property as described in a Deed of record in Book 7513, Page 922, Register's Office for Davidson County, Tennessee; thence leaving said Road, North 10 deg. 39' 00" East 172.08 feet to an iron pin; thence North 57 deg. 38' 00" West 45.35 feet to an iron pin; thence North 27 deg. 52' 00" East 350.82 feet to an iron pin; thence South 36 deg. 41' 35" East 258.86 feet to an iron pin in the North margin of said Road; thence with the margin of said Road, South 39 deg. 32' 13" West 210.52 feet to an iron pin; South 49 deg. 01' 00" West 57.75 feet to an iron pin; South 52 deg. 38' 00" West 103.24 feet to an iron pin; and South 57 deg. 46' 54" West 62.05 feet to the BEGINNING.

Being the same property conveyed to James D. Sterry and wife, Mary K. Sterry by Warranty Deed dated July 27, 2005 executed by Jason A. Bates and Amy L. Jackson Bates by and through her Attorney-in-Fact, Jason A. Bates, which deed is of record as Instrument No. 20050728-0088/385 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE RIGHT-OF-WAY OF JACKMAN ROAD.

unimproved ☑

This is improved ☐ property, known as 8152 Jackman Road, Joelton, TN 37080
(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 our hands this 12th day of December, 2014.

James D. Sterry

Mary K. Sterry

STATE OF TENNESSEE

COUNTY OF Davidson

*wife

On this 12th day of December, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James D. Sterry and Mary K. Sterry**, 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:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

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