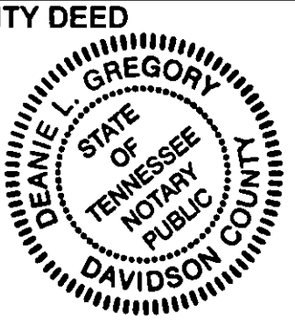
WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2015.

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
Jessy Y. James	Jessy Y. James	02609003800
(NAME)	(NAME)	
1152 Madison Creek Road	1152 Madison Creek Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150013692 DEEDWARR
Recvd: 02/25/15 10:44 2 pgs
Fees:13.00 Taxes:1110.00
20150225-0016128

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, Mary McWhirter, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSY Y. JAMES, 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 CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, located at the southwest corner of the intersection of the relocated Moss Trail and New Two Mile Pike or Frances Street described as follows: BEGINNING at a hub where the southwesterly R.O.W. of proposed New Two Mile Pike intersects the northerly line of Lot No,. 42 on the plat of Goodlettsville Heights, Section 2, of record in Book 1424, Pages 120 and 121 in the Register's Office for Davidson County, Tennessee, said point being North 89 degrees 34' West 91.1 feet from the original northeast corner of Lot No. 42 on the aforesaid plat and being in the southerly line of the E. H. Drake land; thence with the line between Lot No. 42 on the aforesaid plat and the property of Drake, and along the proposed R.O W. of the New Two Mike Pike, North 89 degrees 34' West 71.90 feet to a hub; thence along said proposed R,O.W. of Two Mike Pike, severing Lot No. 42, on aforesaid plat, South 45 degrees 25' East 130.00 feet to an iron stake (which point is 2.5 feet inside an easement to American Tele. & Tele. Co. for an underground cable); thence continuing with said R.O,W., South 44 degrees 22' West 46.70 feet to an iron stake in the common line of Lots 41 and 42, Goodlettsville Heights, Section 2; thence with the line between Lots 41 and 42, North 60 degrees 15' West 18.90 feet to an iron stake; thence continuing with said line between Lots 41 and 42, North 88 degrees 53' West 131.90 feet to an iron stake; thence severing Lot No. 42 on aforesaid plat and the E. H. Drake property, North 1 degree 46' West 276.70 feet to an iron stake in the southwesterly R.O.W. of New Two Mile Pike; thence with said R.O.W., South 45 degrees 38' East 235.00 feet to the point of beginning containing 29,720 square feet or .07 acres according to a survey by Parrish Engineers, Inc. Nashville, Tennessee dated Jan. 12, 1968, Survey No. 67-702 and a survey by Wayne Cooper, Sr. dated October 27, 1970.

Being the same property conveyed to Carl McWhirter by Warranty Deed from Allison Hines, which deed is dated August 8, 2014 and recorded August 11,2014 as Instrument No. 20140811-0072030, Register's Office for Davidson County, Tennessee. The said Carl McWhirter simultaneously conveyed all his right, title and interest in and to property described above to Mary McWhirter by Quitclaim Deed recorded as Instrument No. 20140811-0072031, Register's Office for said County.

THIS PROPERTY IS CONVEYED SUBJECT TO PROPERTY TAXES FOR COUNTY AND CITY FOR THE YEAR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF MOSS TRAIL AND RIVERGATE PARKWAY; FURTHER SUBJECT TO EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH OF RECORD IN BOOK 1229, PAGE 141 AND SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAT OF GOODLETTSVILLE HEIGHTS, OF RECORD IN PLAT BOOK 1424, PAGES 120-121, SAID REGISTER'S OFFICE.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ☐

This is improved ☑ property, known as 458 Moss Trail, Goodlettsville, TN 37072

(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 February, 2015.

Mary McWhirter

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of February, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary McWhirter**, 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 she executed the same as her 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

