(1)

File

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20150022994 DEEDWARR
Recvd: 03/30/15 13:35 2 pgs
Fees:13.00 Taxes:1054.50
20150330-0027121

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

M. Koenig
Affiant

Subscribed and sworn to before me, this 19th day of March, 2015.

Notary Public

My commission expires: June 25, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
M. Koenig	**New Owner**	**Map\Parcel: 155-00-0-132.00**
8330 Collins Road		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Mary Belle Gist, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

M. Koenig, a single person

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 9th Civil District of Davidson County, Tennessee and described according to a survey by John B. Kohl III, dated August 31, 1978 as follows:

Beginning at a point in the northerly margin of Collins Rd., said point being of southwest corner of that property conveyed to Dorothy Ann Davis Randolph, by deed of record in Book 3618, page 141, Register's office of Davidson County, Tennessee, and being the southeast corner of the C.W. Kempkau property, thence North 2 degrees 09" east, 1289 feet to a point. thence north 3 degrees west 563 feet to a point in the Claxton's line, thence 88.30, east, 197.10 feet to a point thence S3 degrees 19'west, 1855 feet more or less to a point in the northerly margin of Collins Rd., thence north 876 degrees 41'west, 150.0 feet to the point of beginning

Being the same property conveyed to Mary Belle Gist, by Warranty Deed from Charles T. Price and Jeanne S. Price, husband and wife, of record in Instrument No. 20021003-0120952, dated September 30, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 4031, Page 808, Register's Office for DAVIDSON County, Tennessee.
Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8330 Collins Road, Nashville, TN 37221.

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 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/our hand(s) this 19th day of March, 2015.

Mary Belle Gist

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Mary Belle Gist, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2015.

RUSSELL L. McCANN ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

Notary Public

My Commission Expires:

File #: **150081SH**
RECORD & RETURN TO:
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Brentwood, TN 37027