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 $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(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
Justin Rife	IFreedom Direct Corporation	06911006100
(NAME)	(NAME)	
3831 Hydes Ferry Road	124 N Charles Lindbergh Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150029221 DEEDWARR
Recvd: 04/17/15 15:06 2 pgs
Fees:13.00 Taxes:477.30

20150417-0034481

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, Albert L. Generette, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Justin Rife, an unmarried man, 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:

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

Land in the 13th, formerly the 21st Civil District of said County being the northerly 78 feet of Lot No. 7 and the Southerly 22 feet of Lot No. 8 on an unrecorded Plan of the division into Lots of the Mosco W. Brown Farm, made by Geo. W. Watkins, Surveyor, October 19, 1949, and revised January 27, 1950, and described as follows:

Beginning in the center of the Hydes Ferry Pike at a point 322 feet northwest of the most northerly corner of the property conveyed to Willie Cisco by deed from Mosco Brown and Wife, of record in Book 1780, Page 212, Register's Office for said County; thence with the center line of said Pike, north 46 deg. 15' west 100 feet; thence south 43 deg. 45' west 436 feet; thence south 46 deg. 15' east 100 feet to a point, 322 feet northwest of the southwest corner of the said Cisco property; thence north 43 deg. 45' east 436 feet to the beginning.

Being the same property conveyed to Albert L Generette from Maggie Cowan, a widow, by Warranty Deed dated January 22, 1959 of record in Book 2883, Page 557, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE UNRECORDED PLAN OF THE DIVISION IN TO LOTS OF THE MOSCO W. BROWN FARM SET FORTH IN SURVEY BY GEO. W. WATKINS, SURVEYOR, OCTOBER 19, 1949 AND REVISED JANUARY 27, 1950; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 3831 Hydes Ferry Road, Nashville, TN 37218
(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 15th day of April, 2015.

Albert L. Generette

Albert L. Generette

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of April, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Albert L. Generette**, 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 he executed the same as his free act and deed.

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

My Commission Expires:
1-9-18

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