WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150033796 DEEDWARR
Recvd: 05/04/15 10:51 2 pgs
Fees: 13.00 Taxes: 736.30
20150504-0039993

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 2015.

Notary Public

My Commission Expires NOV. 3, 2015

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 306
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Gasho	SAME	
(NAME)	(NAME)	Map 42-15
99 S. Graycroft Avenue		
(ADDRESS)	(ADDRESS)	Parcel 2
Madison, TN 37115		
(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, **GLADYS HENNESSEE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH GASHO, 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:

Land in the 11th Civil District of Davidson County, Tennessee, being shown as an unrecorded tract on the unrecorded Map of Marthonna Subdivision and described as follows:

Beginning at a point in the east margin of Graycroft Road, 459.63 feet, more or less, south of the south margin of Old Hickory Boulevard; being the southwest corner of the property conveyed to J. T. Dennis by deed of record in Book 2017, page 238; thence with Dennis's south line, south 87 deg. 15' east 270.7 feet to the corner of Lots No. 30 and 31 of Block "C" of Marthonna Subdivision; thence along the west line of Lots in said Block "C", south 2 deg. 58' west 120 feet to the northeast corner of the property conveyed to James O. Jones by deed of record in Book 2545, page 329; thence with Jones's south line westerly 270 feet, more or less, to the east margin of Graycroft Road; thence with the margin of the same, northerly 120 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED FROM THIS CONVEYANCE, is that property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by warranty deed of record in Book 8202, page 927, said Register's Office.

Being the same property conveyed to Fred Hennessee and wife, Gladys Hennessee by deed from James L. Wallace and wife, Kathy Y. Wallace, of record in Instrument No. 20000308-0024038, Register's Office for Davidson County, Tennessee. Fred Hennessee died September 1, 2012, vesting title solely in Gladys Hennessee as the surviving tenant by the entirety.

Vallie Marie Smith is executing this Warranty Deed on behalf of Gladys Hennessee pursuant to Power of Attorney of record in Instrument No. 20121129-0109600, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; and (b) right of way easement of record in Book 8202, page 927, said Register's Office.

This is improved X unimproved property, known as 99 S. Graycroft Avenue, Madison, Tennessee 37115
(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 30th day of April, 2015.

GLADYS HENNESSEE

BY: VALLIE MARIE SMITH,

ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of April, 2015, before me personally appeared Vallie Marie Smith, to me known to be the person who executed the foregoing instrument on behalf of Gladys Hennessee and acknowledged that she executed the same as the free act and deed of Gladys Hennessee.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015