BILL GARRETT, Davidson County
Trans:T20150036309 DEEDWARR
Recvd: 05/11/15 14:34 2 pgs
Fees:13.00 Taxes:740.00
20150511-0043042

WARRANTY DEED

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 9/21/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Imogene W. Bolin, Attorney at Law, 313 Enon Springs Road East, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Calvin C. Blakney & Sandra E. Blakney	Calvin C Blakney	042 15 0 062.00
(NAME)	(NAME)	
12215-134 B Avenue	12215-134 B Avenue	042 15 0 063.00
(ADDRESS)	(ADDRESS)	
Edmonton, AB T5L 3W9	AB Edmonton, T5L 3W9	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, **GOGT, INC., a Tennessee Nonprofit Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CALVIN C. BLAKNEY and SANDRA E. BLAKNEY,** as 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:

Lots Nos. 168 through 179, inclusive, of Block "B" on the Map of Marthonna, not of record, described according to a copy of a survey thereof made in December, 1937, by J. A. Mefford, Surveyor, the full legal descriptions of which are described as follows:

TRACT I:

Being Lots Nos. 168 to 171, inclusive, of Block "B" on the Map of Marthonna, not of record, described according to a copy of a survey thereof made in December, 1937, by J. A. Mefford, Surveyor, as follows:

Beginning on the westerly margin of Ezell Road East at the southeast corner of the property conveyed to John Bogle and wife, by deed from Cumberland Development Company, of record in Book 1511, page 77, Register's Office for said County, being the corner of Lots Nos. 171 and 172; thence with the line between said two lots, westwardly 422.5 feet; thence southwardly 100 feet to the corner of Lots Nos. 167 and 168; thence with the line between said two lots, eastwardly 422.5 feet to the westerly margin of Ezell Road East; thence with the same northwardly 100 feet to the beginning.

TRACT II:

Being Lot Nos. 172 to 179, inclusive, of Block "B" on the Map of Marthonna, not of record, described according to a copy of a survey thereof made in December, 1937, by J. A. Mefford, Surveyor, as follows:

Beginning on the westerly margin of Ezell Road East at the northeast corner of the property conveyed to H. E. Brinkley and wife, by deed from Dan H. England and wife, of record in Book 1811, page 439, Register's Office for said County, being the corner of Lots Nos. 171 and 172; thence with the line between said two lots, westwardly 422.5 feet; thence northwardly 200 feet to the corner of Lots Nos. 179 and 180; thence with the line between said two lots, eastwardly 422.5 feet to the westerly margin of Ezell Road East; thence with the same southwardly 200 feet to the beginning.

Being the same property conveyed by Jimmy R. Snow, to GOGT, Inc., a nonprofit Tennessee corporation by Quitclaim Deed appearing of record in Instrument Number 20100310-0018404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utlities.

unimproved ☐

This is improved ☑ property, known as 312 East Marthona Road, Madison, TN 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/our hands this 8th day of May, 2015.

GOGT, INC.

By: _____
Jimmie R Snow, President

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Jimmie R Snow with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of GOGT, INC. and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President

WITNESS my hand and seal this 8th day of May, 2015.

_____
Notary Public
My Commission Expires: 9/21/2016

File No.: 11037

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.