BILL GARRETT, Davidson County
Trans:T20150048132 DEEDWARR
Recvd: 06/17/15 10:08 3 pgs
Fees:18.00 Taxes:869.50
20150617-0057620

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
15-4049

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF June, 2015.

Notary Public

Commission Expiration: 3/19/19

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
John C. Slate	John C. Slate	
627 W. Old Hickory Blvd Madison, TN 37115	SAME	04212006500

WARRANTY DEED

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, WE,

Edward Gribbins and wife, Shirley Gribbins

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John C. Slate and wife, Barbara L. Slate

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:

SEE EXHIBIT "A" ATTACHED

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as **501 W. Old Hickory Blvd., Madison, TN 37115**

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, my 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 15th day of June, 2015.

Edward Gribbins

Shirley Gribbins

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edward Gribbins and Shirley Gribbins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2015.

Notary Public

Commission Expiration: 3/19/19

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A: Legal Description

LAND in Davidson County, Tennessee, Being Lot No. 1 on the Map of Blair Heights, Section Five, as of record in Book 2330, Page 55, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 is described as follows: Beginning at a point in the Westerly margin of Donna Drive at the corner of Lots 1 and 2; thence with the line between said lots Westerly 225.9 feet to a point; thence Northerly 227.48 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same Easterly 202.31 feet to the beginning of a curve; thence around said curve, in a Southeasterly direction, 48.7 feet to the Westerly margin of Donna Drive; thence with the margin of the same Southerly 210 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the property conveyed to the Metropolitan Government of Nashville and Davidson County for an easement for highway purposes of record in Book 4855, Page 484, Register's Office for Davidson County, Tennessee, described as follows:

Being a part of Lot 1 on the Map of Blair Heights, Section V, of record in Book 2330, Page 55, Register's Office for Davidson County, Tennessee, and

being more particularly described as follows:

Beginning at the point of intersection of the East boundary of the David K. Wachtel property and the South margin of Old Hickory Boulevard, thence along the said South boundary North 87 degrees 59 minutes East 202.0 feet to a point, thence along a curve right having a radius of 30 feet for 49.0 feet to a point in the West margin of Donna Drive, thence along the said West margin South 1 degree 34 minutes West 8.3 feet to a point, thence Northwardly and Westwardly along a curve left having a radius of 25 feet for 39.9 feet to a point, thence Westwardly along a curve left having a radius of 11.613 feet 207.7 feet to a point in the said East boundary, thence along the said East boundary North 0 degrees 21 minutes West 7.8 feet to the point of beginning and containing 2405 square feet.

Being the same property conveyed to Edward Gribbins and wife, Shirley Gribbins from Dennis L. Liggett and wife, Yolanda F. Liggett by deed dated 11/03/2006, filed for record 11/08/2006, in Instrument No. 20061108 – 0139161, at the Register's Office of Davidson County, Tennessee.