BILL GARRETT, Davidson County
Trans:T20150055362 DEEDWARR
Recvd: 07/09/15 08:33 2 pgs
Fees:13.00 Taxes:551.30
20150709-0066492

WARRANTY DEED

NICOLE L. STEEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerod McBrayer	F & M Bank	133110063.00
(NAME)	(NAME)	
484 Paragon Mills Road	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **L. Michael Gulley A/K/A Lloyd M. Gulley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jerod McBrayer,** a single man 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 Davidson County, Tennessee, being Lot No. 8 on the plan of Valley View Meadows, Section 1, record in Book 3500, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 79.98 feet on the northwesterly side of Paragon Mills Road and runs back between lines, 129.7 feet on the northeasterly line and 129.65 feet on the southwesterly line to a deed line on which it measures 88.12 feet.

Being the same property conveyed to L. Michael Gulley A/K/A Lloyd M. Gulley by deed dated September 20, 2006 from Leo M. Gulley, Jr n/k/a Leo M. Gulley and John E. Gulley of record in Instrument No. 20060926-0119205, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☑ property, known as 484 Paragon Mills Road, Nashville, TN 37211
(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 7th day of July, 2015.

L. Michael Gulley A/K/A Lloyd M. Gulley

State of Tennessee
County of Davidson

Personally appeared before me L. Michael Gulley A/K/A Lloyd M. Gulley, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of July, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-McBrayer

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN