BILL GARRETT, Davidson County
Trans:T20150082717 DEEDWARR
Recvd: 09/29/15 10:34 2 pgs
Fees:13.00 Taxes:673.40

20150929-0098705

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy A. Jordan and Donna L. Jordan	Roy Jordan & Donna Jordan (NAME)	02900026100
5656 Eatons Creek Rd. (ADDRESS)	5656 Eatons Creek Rd. (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Susan Marie Strickland, Executor for The Estate of Velvia Mae Crymes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Roy A. Jordan and Donna L. Jordan, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON AN UNRECORDED SURVEY BY SOUTHERN LAND SURVEYING CO., INC., JULY 2, 1967, TRACT "C" BEING 3.8 ACRES MORE OR LESS AND BEING PART OF THE SAME PROPERTY CONVEYED AS SHOWN ON SURVEY AS OF RECORD IN BOOK 175, PAGES 266-7, R.O.D.C.

BEGINNING AT A POINT ON THE EASTERLY SIDE OF EATONS CREEK ROAD AND BEING THE NORTHWEST CORNER OF SAID TRACT; THENCE N 89 DEGREES 27' 10" E 1234.42' TO A POINT IN THE DUGGER PROPERTY LINE; THENCE S 30 DEGREES 30' W 130.00' TO A POINT THENCE S 89 DEGREES 40' 50" W 1205.0' TO A POINT ON THE EASTERLY SIDE OF EATONS CREEK ROAD, THENCE WITH EATONS CREEK ROAD N 9 DEGREES 40' W 130.00' TO THE BEGINNING POINT.

BEING THE SAME PROPERTY CONVEYED TO VELVIA MAE CRYMES BY DEED OF RECORD BY INSTRUMENT NO. 20100805-0061737, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID VELVIA MAE CRYMES HAVING SINCE DIED TESTATE ON JUNE 15, 2015. SUSAN MARIE STRICKLAND EXECUTES THIS INSTRUMENT PURSUANT TO THE LAST WILL AND TESTAMENT OF VELVIA MAE CRYMES DOCKET #15-16447 IN THE GENERAL SESSIONS COURT OF MADISON COUNTY, TENNESSEE, DIVISION II, PROBATE DIVISION.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5656 Eatons Creek Road, Joelton, TN 37080
(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 hand(s) this 23rd day of September, 2015.

WARRANTY DEED
(Continued)

Estate of Velvia Mae Crymes
BY: Susan Marie Strickland Executor
Susan Marie Strickland, Executor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Marie Strickland, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of September, 2015.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072