WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Paul W. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl Richard McWhirter	**SAME AS NEW OWNER**	01812006100 & 01812006000
(NAME)	(NAME)	
2210 Crocker Springs Rd.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150093736 DEEDWARR
Recvd: 11/03/15 13:34 2 pgs
Fees:13.00 Taxes:592.00
20151103-0112024

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Paul W. Williamson, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Richard McWhirter, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract(s) or parcel(s) of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in the 10th Civil District in the City of Goodlettsville, described as follows:

Tract No. 1:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the map of the subdivision of Mrs. Callie Utley's land at Goodlettsville, described according to a survey by Erle Drake, Surveyor, on February 7, 1931, and more particularly described as Parcel "B" and according to a survey by James A. Hamilton, Surveyor, August 3, 1956 as follows:

BEGINNING at a point in the westerly margin of the Nashville-Springfield highway, which point is 207 feet southeast from an iron pin at a cedar gate post at the northeast corner of Tract No. 1, being the southeast corner of the M. T. Love property; thence along the westerly margin of Nashville-Springfield Highway, South 31 deg. East 58.0 feet to a point; thence continuing to follow said westerly margin, South 28 deg. 30' East 67.0 feet to an iron pin; thence south 70 deg. 48' 45.75" west 390.88 feet to an iron pin in an old fence; thence North 27 deg. West 50 feet to an iron pin and corner of Parcel "C", thence North 59 deg. 44' 38.2" East 382.07 feet to an iron pin and point of beginning.

Tract No. 2:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of the Subdivision of Mrs. Callie Utley's land at Goodlettsville, described according to a survey by Erle Drake, Surveyor, on February 7, 1931 and more particularly described as Parcel "C" and according to a survey by James A. Hamilton, Surveyor, August 3, 1956 as follows:

BEGINNING at a point in the westerly margin of the Nashville-Springfield Highway, which point is 82 feet southeast from an iron pin at a cedar gate post at the northeast corner of Tract No. 1, being the southeast corner of the M. T. Love property; thence along the westerly margin of the Nashville-Springfield Highway, south 31 deg. East 125.0 feet to an iron pin; thence S. 59 deg. 44' 38.4" West 382.07 feet to an iron pin in an old fence; thence north 27 deg. West 50 feet to a corner post; thence North 48 deg. 30' east 385 feet following the old fence line to the point of beginning.

Being the same property conveyed to Paul W. Williamson from John E. McCord and Wife, Bernice T. McCord by Warranty Deed dated July 29, 1968 of record in Book 4255, Page 658, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT

YEARS; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☑

This is improved ☐ property, known as 610 & 612 N Main St., Goodlettsville, TN 37072

(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 GRANTEE, his heirs and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 October, 2015.

Paul W. Williamson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul W. Williamson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 1-9-16

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY