BILL GARRETT, Davidson County
Trans:T20160007151 DEEDWARR
Recvd: 01/27/16 13:14 2 pgs
Fees:13.00 Taxes:1276.50
20160127-0007903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

WARRANTY DEED

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
Thomas Powell Hedley, unmarried man	Thomas Powell Hedley (NAME)	07213009000
2110 Elliston Place, Ste. 102 (ADDRESS)	2110 Elliston Place, Ste 102 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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 Nelson Holt and Daryl Adler as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas Powell Hedley, unmarried man , 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 1 ON THE PLAN OF TREVECCA SUBDIVISION OF RECORD IN BOOK 421, PAGES 72 AND 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1 FRONTS 60 FEET ON THE WESTERLY SIDE OF GALLATIN PIKE AND RUNS BACK BETWEEN PARALLEL LINES AND ALONG THE SOUTHERLY MARGIN OF WEST CAHAL AVENUE, 170 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO NELSON HOLT AND DARYL ADLER AS TENANTS IN COMMON BY DEED FROM CARL C. MCWHIRTER, OF RECORD BY INSTRUMENT NO. 20140721-0064391, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 2525 Gallatin Road, Nashville, TN 37206
(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 21st day of January, 2016.

WARRANTY DEED
(Continued)

Nelson Holt

Daryl Adler

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nelson Holt and Daryl Adler as tenants in common, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of January, 2016.

Notary Public

My Commission Expires: 7/2/2020

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

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