BILL GARRETT, Davidson County
Trans:T20160056936 DEEDWARR
Recvd: 07/05/16 12:28 2 pgs
Fees:13.00 Taxes:462.50
20160705-0068440

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G16-5268D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ted Tolen and Ann Tolen (NAME)	Ted Tolen and Ann Tolen (NAME)	44-5-240 and 44-5-198
606 Beacon Hill Lane (STREET ADDRESS)	606 Beacon Hill Lane (STREET ADDRESS)	
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Eric T. Davis, as sole Heir and Administrator of the Estate of Jack Junior Davis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ted Tolen and Ann Tolen, husband and wife,** 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:

Tract 1: Map & Parcel: 44-5-240 (311 Bridgeway Avenue Old Hickory, TN 37138)

Land in Davidson County, Tennessee, being the northerly 90 feet of Lot No. 257 on the map of Rayon City, as of record in Book 843, page 13, Register's Office for said County.

Said part of Lot 257 fronts 50 feet on the southerly side of Bridgeway Avenue, or Old Hickory Boulevard, and extends back between parallel lines 90 feet, to a line in the rear on which it measures 50 feet.

BEING the same property conveyed to Eric T. Davis, as Administrator of the Estate of Jack Junior Davis from Jon Runion, by Corrective Quit Claim Deed dated November 23, 2015, as Instrument No. 20151204-0122205, in the Register's Office for Davidson County, Tennessee.

Tract 2: Map & Parcel: 44-5-198 (315 Bridgeway Avenue Old Hickory, TN 37138)

Land in Davidson County, Tennessee being Lot Nos. 255 and 256 on the Map of Rayon City Development Company, as of record in Book 843, page 13, Register's Office for said County.

Said Lot Nos. 255 and 256 front together 100 feet on a southerly side of Bridgeway Avenue and run back 138.1 feet on the westerly line and 149.4 feet on the northeasterly line, to a line in the rear on which they measure together 60 feet.

BEING the same property conveyed to Jack Davis, Jr., an unmarried man from Old Hickory Metal and Equipment, by deed dated April 27, 2001, as Instrument No. 20010502-0044882, in the Register's Office for Davidson County, Tennessee. The said Jack Davis, Jr. aka Jack Junior Davis died intestate on March 30, 2014 leaving Eric T. Davis as his sole surviving heir at law. The Estate of Jack Junior Davis was filed for Administration in Docket No. 14P-611, Probate Court for Davidson County, Tennessee. Letters of Administration were issued to Eric T. Davis.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 13, applicable to both tracts described herein, Map and Parcel: 44-5-240 & 44-5-198, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 311 & 315 Bridgeway Avenue, Old Hickory, TN 37138.

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. Whenever 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 30th day of June, 2016.

ERIC T. DAVIS, AS SOLE HEIR AND ADMINISTRATOR OF THE ESTATE OF JACK JUNIOR DAVIS

By: _____
Eric T. Davis

June 30, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Eric T. Davis, as sole Heir and Administrator of the Estate of Jack Junior Davis, the bargainor(s), 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 30th day of June, 2016.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066