WARRANTY DEED

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

DEANIE L. GREGORY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Jimmy R. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2018.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(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

BILL GARRETT, Davidson County
Trans:T20160077255 DEEDWARR
Recvd: 09/02/16 12:33 2 pgs
Fees:13.00 Taxes:1110.00
20160902-0092620

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy R. Mitchell	Jimmy R. Mitchell	051 08 0 102.01
(NAME)	(NAME)	
1013 Gallatin Road	1013 Gallatin Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, LaVern O. Bass, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMY R. MITCHELL, 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:

Land in Davidson County, Tennessee, being described in current deed as Lot No. 5 on the unrecorded map showing Will S. Roberson and wife's Resubdivision of B. R. Enloe's Subdivision of Lots Nos. 2 and 5 in Montague.

Current deed description shows Lot No. 5 fronts 60 feet on the easterly side of Gallatin Pike, as now established, and runs back between parallel lines, the northerly line of said lot parallel with and 300 feet south of the southerly margin of Brink Haven Avenue, 194 feet, more or less, to the westerly line of Lot Nos. 15 and 16 on said unrecorded map.

The above property can also be described as being a part of Lot No. 2 on the Map showing the Subdivision of Lots 2 & 5, Montague Subdivision on Gallatin Turnpike of record in Book 421, Page 129, Register's Office for Davidson County, Tennessee, fronting 60 feet on the easterly side of Gallatin Pike, as now established, and runs back between parallel lines, the northerly line of said lot no. 2 being parallel with and 300 feet south of the southerly margin of Brink Haven Avenue, and extending back 194 feet, more or less, to the rear line on which it measures 60 feet more or less.

Being the same property conveyed to LaVern O. Bass by Installment Deed from Sam Seligman, Ben C. Cavalier and Joe H. Barr, a Partnership dba CBS Realty Company, which Installment Deed is dated June 30, 1977 and recorded in Book 5166, Page 125 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016, A LIEN, BUT NOT YET DUE AND PAYABLE; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF GALLATIN PIKE; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE MAP SHOWING THE SUBDIVISION OF LOTS 2 & 5, MONTAGUE SUBDIVISION ON GALLATIN TURNPIKE OF RECORD IN BOOK 421, PAGE 129, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1017 Gallatin Road, Madison, TN 37115
(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 I do covenant with the said

GRANTEE that I am 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 I do further covenant and bind myself, my, 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 1st day of September, 2018.

LaVern O. Bass

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of September, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **LaVern O. Bass**, 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:
January 09, 2018

Notary Public,

Return To:

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

