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 $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(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
Carlton D. Baker and Terry MIchael Smith	SAME AS NEW OWNER	04315000100
(NAME)	(NAME)	
P O Box 682003		
(ADDRESS)	(ADDRESS)	
Franklin , TN 37068		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, William R. Emery and Jean R. Emery, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlton D. Baker* and Terry Michael Smith**, tenants in common, 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:

*an unmarried man **a married man

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

BEING a certain parcel of land in Davidson County, Tennessee, known as Lots 96 and 97 of an unrecorded plan of a subdivision of Tract 1 and 13 in the Anderson Estates, being Metro Tax Map 43-14, Parcel 28 and Metro Tax Map 43-15, Parcel 1, and more particularly described as follows, according to a survey by R. L. Montoya Land Surveying, Inc., dated October 7, 1999.

BEGINNING at a concrete Highway Monument at the south margin of State Highway 45 and the west margin of McArthur Drive, S4 deg. 50' 00" W, 155.43 feet to an iron rod (new):

THENCE continuing along said margin around a curve to the right, said curve having a radius of 31.30 feet, an arc length of 49.02 feet, a chord distance of 44.16 feet, a tangent distance of 31.15 feet and a delta angle of 89 deg. 43' 58" to an iron rod (new) on the northerly margin of Old Hickory Boulevard:

THENCE, along the aforementioned northerly margin of Old Hickory Boulevard, N 84 deg. 55' 38" W, 150.76 feet to an iron rod (new), said point being the southwest most corner of the herein described parcel and the southeast most corner of a parcel belonging to Frank A. Harris of record in Book 4510, Page 184, said Register's Office:

THENCE, leaving the aforementioned mentioned margin, N4 deg. 50' 00" E, 188.31 feet to a pipe (old) on the southerly margin of State Highway 45, said point being the northeast most corner of the herein described parcel, and the northeast most corner of the aforementioned parcel belonging to Frank A. Harris:

THENCE, along the southerly margin of State Highway 45, S 84 deg. 25' 51" E. 182.07 feet to the point of beginning, containing + or - 33.926.925 and/or + or - 0.779 acres.

Being the same property conveyed to William R. Emery and wife Jean R. Emery from William H. Emery by Quitclaim Deed dated September 14, 2012 of record in Instrument No. 20120918-0084884, Register's Office for Davidson County, Tennessee. Formerly being the same property conveyed to William H. Emery as to a one-half undivided interest and William R. Emery and Jean R. Emery, as to a one-half undivided interest, by Warranty Deed dated October 8, 1999 of record in Book 11702, Page 533, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20160108433 DEEDWARR
Recvd: 12/09/16 11:09 2 pgs
Fees:13.00 Taxes:1572.50
20161209-0129425

unimproved ☐

This is improved ☑ property, known as 813 Old Hickory Blvd., 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 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 our hands this 7th day of December, 2016.

William R. Emery

Jean R. Emery

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of December, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William R. Emery and Jean R. Emery**, 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 they executed the same as their free act and deed.

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

My Commission Expires: 11-5-19

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