WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017177 DEEDWARR
Recvd: 02/28/17 09:20 2 pgs
Fees:13.00 Taxes:1609.50
20170228-0019626

SUMNER COUNTY, TENN
TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of Feb, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Siddharth Amin	same	053-12-0-199.00
(NAME)	(NAME)	
794 Walpole Drive		053-12-0-179.00
(ADDRESS)	(ADDRESS)	
Gallatin TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles W. Pursley, Jimmy R. McClung and Thomas S. Pulley**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Siddharth Amin**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a 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:

Land in Davidson County, Tennessee, being the westerly 110 feet of Lot No. 23, Section 2 of the Life and Casualty Insurance Company's Subdivision of Dabbs and Elliotts Property, as of record in Book 843, Page 56, Register's Office for said County.

Said part of Lot 23 fronts 100 feet on the northerly side of Old Hickory Boulevard and extends back between parallel lies 525 feet to the line between Lots Nos. 3 and 23 in said subdivision measuring 110 feet thereon.

Included in the above description, but expressly excluded therefrom is the following described property: Being part of Lot 23, Section 2, on the Plan of Life and Casualty Insurance Company Subdivision, of record in Book 843, page 56, described as follows: Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast margin of Ester Patterson property, thence along the said southeast margin North 44 degrees 15 minutes East 5 feet, more or less, to a point; thence South 45 degrees 45 minutes East 110 feet, more or less, to a point; thence South 44 degrees 15 minutes West 5 feet, more or less, to a point in the said northeast margin; thence along the said northeast margin North 45 degrees 45 minutes West 110 feet, more or less, to the point of beginning and containing 565 square feet. BEING the same property conveyed to the State of Tennessee by Right of Way Deed filed in Book 4958, page 131, said Register's Office.

TRACT II:
Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 3 of Section 2 of the Life and Casualty Insurance Company's Subdivision of Dabbs and Elliotts Property, as of record in Book 843, page 56, Register's Office for said County, described as follows:

Beginning at the corner of Lots Nos. 3 and 23 and also the corner of Lots 2 and 24 in said Subdivision; thence with the line between lots Nos. 2 and 3, northwardly 380.6 feet to the southwest corner of property conveyed to Elton J. Hartman and wife, by deed from O. N. McClung and wife, of record in Book 1515, page 604, said Register's Office; thence with Hartman's southerly line eastwardly 200 feet to the westerly line of property conveyed to Warren F. Menefee and wife, by deed from Life and Casualty Company of Tennessee, Inc. as of record in Book 1036, page 62, said Register's Office; thence with Menefee's westerly line South 41 deg. 31 sec. West 308.6 feet to Memefee's southwest corner and the line between Lots Nos. 3 and 23; thence with the line between said lots westwardly 200 feet to the beginning.

Being the same property conveyed to Charles W. Pursley and Jimmy R. McClung, Thomas S. Pulley by Warranty Deed dated 03/12/2004 from Bennie C. McClung and William T. McClung, Eva Ruth McClung Kline of record in Instrument 200404080039954, Register's Office for Davidson County, Tennessee.

Jean Pursley spouse of Charles W Pursley, by signing is hereby waiving any rights she has in said property.

Tammy McClung spouse of Jimmy R. McClung, by signing is hereby waiving any rights she has in said property.

Subject to (1) All matters as set forth per Book 843, Page 56, Register's Office for Davidson County, Tennessee. (2) Right of Way Deed of record in Book 4958, Page 131, Register's Office for Davidson County, Tennessee. (3)

Right of Way Easement of record in Book 5430, Page 463, Register's Office for Davidson County, Tennessee. (4) County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3319 Old Hickory Boulevard, Old Hickory, TN 37138
(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(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 14 day of February, 2017.

Charles W Pursley
Charles. W. Pursley

Jean Pursley
Jean Pursley

Jimmy R. McClung
Jimmy R. McClung

Tammy McClung
Tammy McClung

Thomas S. Pulley
Thomas S. Pulley

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Pursley, Jean Pursley, Jimmy R. McClung, Tammy McClung, and Thomas S. Pulley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14 day of February, 2017.

Patti Robitaille
Notary Public
My Commission Expires: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066