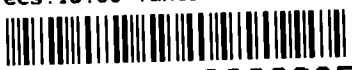
BILL GARRETT, Davidson County
Trans:T20170018308 DEEDWARR
Recvd: 03/02/17 15:00 2 pgs
Fees:13.00 Taxes:629.00



20170302-0020935

ADDRESS NEW OWNERS and
SEND TAX BILLS:
GEORGE THOMAS
1403 Paris Ave.
Nashville TN 37212

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
48 - 227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICHARD D. CARRIGAN and wife, RUBY CARRIGAN, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to GEORGE THOMAS, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, beginning at a point in the Northeasterly margin of Eaton's Creek Road, said point being 848.0 feet south of the intersection of McCool Road and Eaton Creek Road; thence N 87° 00' E, 310.0 feet to a point; thence S. 29° 00' E, 122.5 feet to a point; thence S 76° 33' W, 290.0 feet to a point in the Northerly margin of Eatons Creek Road; thence following said margin N 29° 00' W, 181.0 feet to a point of beginning, containing .97 acres, more or less.
>
> Being the same property conveyed to Richard Dotson Carrigan by Quitclaim Deed from Clarence Biggs and wife, Peggy Biggs, recorded on November 7, 1983 in Book 6171, Page 621, Register's Office for Davidson County, Tennessee. Ruby Carrigan, wife of Richard D. Carrigan joins in this conveyance for the purpose of conveying all of her marital right, title and interest, including homestead and right to elective share.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 4750 Eatons Creek Road, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 27 day of February, 2017.

RICHARD D. CARRIGAN

RUBY CARRIGAN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, RICHARD D. CARRIGAN and wife, RUBY CARRIGAN, the within named bargainors 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 at office this 27 day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 6/26/17

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

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

AFFIANT

Subscribed to and sworn before me, this the 27 day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 6/26/17

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

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989