PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20170029660 DEEDWARR
Recvd: 04/07/17 14:54 2 pgs
Fees:13.00 Taxes:799.20
20170407-0034417

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Walter L. Pope, Sr. has this day bargained and sold and does hereby transfer and convey unto Phyllis L. Gardner, married woman, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Glenmeade Subdivision, First Addition, of record in Book 2330, page 56, Register's Office for said County, and described as follows:

Beginning at a point in the north terminus of Lee Davis Road at the corner of Lots 9 and 10; thence with the line between said lots northerly 133.32 feet to a point; thence westerly 30 feet to a point; thence southerly 53.17 feet to a point; thence westerly 154.03 feet to the corner of Lots 10 and 11; thence with the line between said lots southeasterly 187.88 feet to the northerly terminus of Lee Davis Road; thence with the margin of the same northeasterly 35.54 feet to the point of beginning.

Being the same property conveyed to Walter L. Pope Sr. by Warranty Deed from Raymond Bell Jr. dated June 18, 2010 of record in Instrument No. 20100622-0048448 Register's Office for Davidson County, Tennessee.

This is improved property known as 2922 Lee Davis Rd. Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Phyllis L. Gardner, her heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 5th day of April, 2017.

Walter L. Pope Sr.
Walter L. Pope, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Walter L. Pope, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 5th day of April, 2017.

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $216,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Phyllis L. Gardner
Affiant

Subscribed and sworn to before me this 5th day of April, 2017.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires: 3/27/19

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Map & Parcel No.: 072-07-0-207.00

Name and address of new owner:
Send tax bills to:
Phyllis L. Gardner
2922 Lee Davis Rd
Nashville, TN 37216