BILL GARRETT, Davidson County
Trans:T20170042751 DEEDWARR
Recvd: 05/19/17 10:23 3 pgs
Fees:18.00 Taxes:604.95
20170519-0049878

PREPARED BY AND RETURN TO:
D. B. Bridgforth
5293 Getwell Road
Southaven, Mississippi 38672
662-393-4450
File No: 2017056899

WARRANTY DEED

THIS INDENTURE, made and entered into this 16 day of May, 2017, by and between JOSEPH B. PRIDE, and wife BRITTANY G. PRIDE, party of the first part, and GREGORY GAMMELL, and wife CONNIE GAMMELL, party of the second part,

WITNESSETH:

That for and in consideration of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm, unto the said party of the second part, the following described real estate, situated and being in the County of Shelby, State of Tennessee:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Carousel Farm Subdivision of record in Book 9700, Page 393, to which plan reference is hereby made for a more complete description thereof in the Register's Office of Davidson County, Tennessee.

Being all the same property conveyed to the grantor herein by Warranty Deed of record at Instrument No. 20110627-0049102, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except:

The property herein conveyed is subject to the following: 2017 Davidson County Taxes not yet due and payable, which party of the second part assumes and agrees to pay, and subject to subdivision restrictions, building lines and easements of record in Book 9700, Page 393, Easement(s) of record in Book 9251, Page 30 and Driveway Maintenance Agreement of record at Instrument No. 201203130021450, in the Register's Office of Davidson County, Tennessee;

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all person claiming by through and under it but not further or otherwise.

The word "party" as used herein, shall mean "parties" if it refers to more than one person or entity and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joseph B. Pride

Brittany G. Pride

STATE OF TN
COUNTY OF Davidson

Before me, a Notary Public within the State and County aforesaid, duly commissioned and qualified, personally appeared Joseph B. Pride, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office this 16th day of May, 2017.

Sheila B. Mathias
Notary Public

My Commission Expires: 7/3/17

SHEILA B. MATHIAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Davidson

Before me, a Notary Public within the State and County aforesaid, duly commissioned and qualified, personally appeared Brittany G. Pride, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office this 16th day of May, 2017.

Sheila B. Mathias
Notary Public

My Commission Expires: 7/3/17

SHEILA B. MATHIAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$163,500.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 16th day of May, 2017.

Sheila B. Mathias
Notary Public

My Commission Expires: 7/3/17

SHEILA B. MATHIAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Property Address:
9360 Hester Beasley Road
Nashville, TN 37221

Tax Parcel Number: 168-00-220.00

Name and Address of Owner and
Mail Tax Bills to:
Gregory & Connie Gammell
9360 Hester Beasley Road
Nashville, TN 37221