WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170062748 DEEDWARR
Recvd: 07/21/17 13:58 2 pgs
Fees:13.00 Taxes:862.10
20170721-0074049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 TH DAY OF JULY, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law
201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
CIARA PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP	CIARA PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP C/O TREY SHERROD	050308003400 (TRACT 1) 050308003300 (TRACT 2)
(NAME) 510 SOUTH MAIN STREET	(NAME) 510 SOUTH MAIN STREET	
(ADDRESS) SPRINGFIELD, TN 37172	(ADDRESS) SPRINGFIELD, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BILLY GRAY, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CIARA PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract #1: Land in Davidson County, Tennessee, being Lot No. 6 of Block No. 11 on the Plan of Dobbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office, Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet on the northeasterly side of Elliott Avenue, and runs back between parallel lines 100 feet to a dead line.

Tract #2: Land in Davidson County, Tennessee, being Lot No. 7 of Block No. 11 on the Plan of Dobbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office, Davidson County, Tennessee. Said Lot No. 7 fronts 44 feet on the northeasterly side of Elliott Avenue, and runs back between parallel lines 100 feet to a dead line.

Together with Appurtenant Easement shown in Deed of Easement of record in Instrument #20010628-0068362, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Billy Gray, an unmarried man, by Deed, dated March 19, 2010, and recorded on March 22, 2010, from Spacemakers Incorporated, a Tennessee corporation, of record in Inst. No. 20100322-0021200, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; and 7) Easement of record in Instrument #20010628-0068362, Register's Office, Davidson County, Tennessee, granting permanent easement for said encroachment.

unimproved ☐
This is improved ☒ property, known as 2203 & 2205 ELLIOTT DRIVE, 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, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my hand this 20th day of July, 2017.

BY: _____
BILLY GRAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, BILLY GRAY, A SINGLE PERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this 20th day of July, 2017.

_____
Notary Public

My Commission Expires: WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

RETURN TO:

WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219