Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170068344 DEEDWARR
Recvd: 08/08/17 10:30 2 pgs
Fees:13.00 Taxes:76.59
20170808-0081009

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$20,700.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2017.

Notary Public

My commission expires: 10-3-2020

(AFFIX SEAL)

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James C. Folger	James C. Folger	**078-00-0-056.00**
0 Old Hickory Blvd	PO Box 59264	
Nashville, TN 37128	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John K. Folger and wife, Mary H. Folger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James C. Folger and Jessica Grace Folger, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Smith, Engineers, December 13, 1965, as follows:

Beginning on the easterly margin of Old Hickory Boulevard at the northwest corner of the property conveyed to E.W. Hoover and wife of record in Book 3814, page 657, Register's Office for said County; thence with Hoover's northerly line, south 87° 00' east 523 feet to an iron pin; thence north 15° 32' east 245 feet to an iron pin; thence north 85° 52' west 553 feet to an iron pin in the easterly margin of Old Hickory Boulevard; thence with said Boulevard southerly 248.5 feet to the beginning.

Being the same property conveyed to JOHN K. FOLGER and wife, MARY H. FOLGER, by deed from JAMES FOSTER and wife, PAULA H. FOSTER and a one-third undivided interest for her lifetime to LEE HARTFORD, of record in Book 7968, page 203, dated October 19, 1989, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_____) Unimproved (__X__) property known as **0 Old Hickory Blvd, Nashville, TN 37128**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantees, 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/our hand(s) this 20th day of July, 2017.

John K Folger

John K. Folger

Mary H Folger

Mary H. Folger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John K. Folger and wife, Mary H. Folger**, the bargainor(s) 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 **20th** day of **July, 2017.**.

~~Notary Public~~

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY