Bill Garrett Davidson County
Batch# 24586 DEEDWARR
11/09/2017 03:38:20 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20171109-0115767

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 26th day of October, 2017.

Notary Public

My commission expires: 5-3-21

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lillian BeAird-Gaines	Quicken Loans	**Map/Parcel 021-202.00**
6255 Eatons Creek Road	1050 Woodward Ave.	
Joelton, TN 37080	Detroit, MI 48226	

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,

Shane P. Gardner and Tonya Gardner, husband and wife

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

Lillian BeAird-Gaines, an unmarried woman

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:

Tract 1(Parcel 202): Beginning on an iron pin set twenty five feet (25') from the centerline of Eaton's Creek Road and being 445.75' south of the intersection of Eaton's Creek Road and Old Clarksville Pike, the northeast corner of the herein described tract and also being 2.30' east of an iron pin set in the fence at the southeast corner of a parcel belonging to the GSA and being the Nashville Fire Department, Joelton Fire Station; thence with the west margin of Eaton's Creek Road S-13° 50' 31"-W, 234.37' to an iron pin set at the southeast corner of the herein described tract and the northeast corner of May property; thence leaving the margin of Eaton's Creek Road with May's north line N-67° 24' 1 l"-W, 290.99' to an existing one inch (1") iron pipe the southwest corner of tract 1 and the southeast corner of tract 2 of this survey; thence with the east line of tract #2, N-16° 02' 22"-E, 186.65' to an existing 2" iron pipe at the northwest corner of the herein described tract and the northeast corner of tract 2 of this survey; thence with the GSA property's south line and generally with the fence, S-76° 49' 50"-E, passing an iron pin at 278.03' and continuing an additional 2,30' to an iron pin, the point of beginning and containing 1.37 acres, more or less according to a survey by Galyon Northcutt Surveying dated April 14, 2014.

Tract 2 (Parcel 215): Commencing on an iron pin set on the margin of Eaton's Creek Road, 25' from the centerline of said road and being 445.75' south of the intersection of Eaton's Creek Road and the Old Clarksville Pike and being N-76° 49' 50"-W, 280.45' from said iron pin at the Point of Beginning of Tract 2 (parcel 215) of this survey, at an existing two inch (2") iron pipe at the northeast corner of the herein described tract and the northeast corner of tract 1 (parcel 202) of this survey; thence with the west line of tract 1, S-16° 02' 22"-W, 186.65' to an existing 1" iron pipe, the southeast corner of tract 2 of this survey and the southwest corner of tract 1; thence S-84° 21' 2'7"-W, 293.66' with May's north line to an existing iron pin in a fence and east line of Felts and being the southwest corner of the herein described tract and the northwest corner of May's property; thence with Felt's east line and generally with an existing fence N-16° 40' 55"-E, 263.47' to an existing two inch (2") iron pipe, the northwest corner of this tract #2 of this survey and the southwest corner of Walker; thence with Walker's south line S80° 36' 34"-E, 123.58' to an existing iron pin; thence S-80° 48' 10"-E, 148.24' to an existing two inch (2") iron pipe, the point of beginning or tract 2 of this survey and containing 1,40 acres, more or less according to a by Galyon Northcutt Surveying dated April 14, 2014.

Being the same property conveyed to Shane P. Gardner and Tonya Gardner, husband and wife, by Warranty Deed, from Evelyn Marie Parish and Jacqueline Harper, Devisees under the Will of Jack M. Waggoner and Jacqueline Harper, personal representative by Order approving the sale of real property entered on October 10, 2013 under Docket No. 09P1306, dated May 15, 2014, of record in Instrument No. 20140516-0042195, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Shane P. Gardner and Tonya Gardner, husband and wife, by Quitclaim Deed, from Shane P. Gardner and Tonya Gardner, husband and wife, dated May 23, 2016, of record in Instrument No. 20160523-0051671, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 3134, Page 423, Register's Office for DAVIDSON County, Tennessee.
Easements of record in Book 1333, Page 221, Instrument No. 20080828-00888168, Register's Office for DAVIDSON County, Tennessee.
Subject to rise and flow of creek.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6255 Eatons Creek Road, Joelton, TN 37080.

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 that we are 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 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 26th day of October, 2017.

X _____
Shane P. Gardner

X _____
Tonya Gardner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Shane P. Gardner and Tonya Gardner, husband and wife , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2017.

_____
Notary Public

My Commission Expires: 11-23-20

A. SCOTT HIBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **170635SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027