WARRANTY DEED

Bill Garrett Davidson County
Batch# 48464 DEEDWARR
01/17/2018 03:25:22 PM 2 pgs
Fees: $13.00 Taxes: $825.10

20180117-0005000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant 1/5/18

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela K. Banks	Southern Bank of TN	00700010900
(NAME)	(NAME)	
1755 Springfield Hwy	1499 N. Mt. Juliet Rd	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Mt. Juliet TN 37122	
(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, I, Teresa Jordan, an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela Kay Banks, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point in the northeasterly margin of Dickerson Pike (now known as Springfield Hwy) said point being the westerly most corner of the Pruett property and southerly most corner of this tract; thence northwestwardly along said northeasterly margin, along curve to the right having a delta 0 deg. 38' 30" radius 23,807 feet, a distance of 266.62 feet to a monument; thence north 61 deg. 00'50" East 69.60 feet to monument; thence north 22 deg. 48' 17" West 119.51 feet to a monument; thence north 06 deg. 01' 12" West 26.45 feet to an iron pin; thence north 44 deg. 21' 57" East 3.77 feet to an iron pin; thence north 61 deg. 54' 38" East 451.12 feet being westerly line of Adams property; thence southerly with said Adam's westerly line the following 2 calls; South 10 deg. 46' 11" East 99.66 feet to an iron pin; thence south 36 deg. 33' East 201.38 feet to iron post being northerly most corner of said Pruett property; thence southwardly along said Pruett's northwest line the following 2 calls; south 50 deg. 46' 23" West 404.65 feet to an iron pin; thence south 46 deg. 01' 06" West 138.22 feet to an iron pin also being the point of beginning.

Being the same property conveyed to Teresa Jordan from Alma J. Hooper by Quitclaim Deed dated July 25, 2017 of record in Instrument No. 20170727-0075927, Register's Office for Davidson County, Tennessee, in which conveyance, Alma J. Hooper retained a life estate interest. The said Alma J. Hooper having since died on August 17, 2017

This conveyance is subject to a conveyance to the State of Tennessee by William Neal Birdwell and Wife, Rose Ann Birdwell as stated in Deed of record in Book 6516, Page 385, Register's Office for Davidson County, Tennessee, containing 1305 square feet more or less and FURTHER subject to a Temporary Construction Easement as set out therein and FURTHER subject to a Permanent Right of Way Easement as set out in Deed of record in Book 4600, Page 934, said Register's Office, Taxes for the year 2018 and subsequent years; Restrictions, Easements, etc., of public record that may affect subject property.

unimproved ☐

This is improved ☑ property, known as 1755 Springfield Highway, Goodlettsville, TN 37072

(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, her 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, her 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 5th day of January, 2018.

Teresa Jordan 1/5/18

Teresa Jordan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of January, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Teresa Jordan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 11-5-19

Sandy Balent

Notary Public,

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115