WARRANTY DEED

Bill Garrett Davidson County
Batch# 91366 DEEDWARR
05/14/2018 09:34:02 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180514-0045676

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: September 3, 2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY KEVIN My Commission Expires DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NO(S)
Michael Gilbert	Michael Gilbert	11 67
(NAME)	(NAME)	
3055 Greer Road	3055 Greer Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180617

For and 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, I/we, James Kemper, a single man , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Michael Gilbert, unmarried man, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:
Situate in the 10th Civil District of Davidson County, Tennessee, described according to a survey by John R. Alley, Surveyor, dated June, 1965, as follows:

BEGINNING at a stake in the Northerly line of Mrs. Elizabeth Greer, a corner with Robert Clark and the Southwest corner of the tract of land conveyed to Joseph E. Greer by deed from J.C.C. Galbreath and wife, of record in Book 509, page 65, Register's Office for said county; thence with Mrs. Elizabeth Greer's Northerly line south 83° 30' East 727 feet to a point; thence North 8° East 1392 feet to an iron spike set in the center of Greer Road; thence with the center of said road South 73° 5' West, 117 feet to an iron spike; thence south 5° 30' West 148.5 feet to a stone monument; thence North 85° 50' West, 688 feet to a stake in Robert Clark's Easterly line; thence with Clark's Easterly line, South 5° 30' West 1166 feet to the point of beginning, containing 20.84 acres, more or less.

TRACT NO. 2:
Certain real property situate in 11th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an iron pin in the South margin of Greer Road, a corner with Margaret P. Mayers, the Northeast corner of this land; thence with the line of Mayers as follows: South 5° 30' West 125.8 feet to a stone; thence North 87° West 111.9 feet to an iron pin, a corner with Addie Sweeney; thence with line of said Sweeney North 125.8 feet to an iron pin in aforesaid margin line of Greer Road; thence with said margin line as follows: south 73° East 50 feet and North 83° East 76.5 feet to the beginning, containing 0.32 acre, more or less, after survey by F.E. Head, Assistant County Surveyor for Robertson County Tennessee on November 27, 1973.

BEING all of the same property conveyed to James Kemper by Warranty Deed from Dorlis M. Gibson, Trustee of the Dorlis M. Gibson Trust UTA dated September 5, 1995 said deed dated August 28, 2014 and filed of record in Instrument 20140902-0079738, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3055 Greer Road, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of May, 2018

James Kemper

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Kemper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of May, 2018.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021