WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164445 DEEDWARR
11/21/2018 12:50:19 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20181121-0114699

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$540,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2018.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Madison Elizabeth Gourley and Gregory G. Gourley	NEW OWNERS	**116-12-0-118.00**
3903 Abbott Martin Road		
Nashville, TN 37215		

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

James A. Satterfield and Laurel G. Satterfield, husband and wife

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

Madison Elizabeth Gourley, unmarried and Gregory G. Gourley, married, as tenants in common with rights of survivorship

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 7th Civil District of Davidson County, Tennessee being part of a triangular tract of land on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book, 421, Pages 102 and 103, Register's Office for said County, also shown on the Plan of the Resubdivision of part of Royal Oaks Subdivision, as of record in Book 974, Pages 4 and 5, said Register's Office, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 29, 1955, as follows:

BEGINNING on the southerly margin of Abbott-Martin Road, at a point 717.75 feet, more or less, east of the easterly margin of Lynwood Boulevard, being the northeast corner of the property conveyed to Laura L. Gates, by deed from Frances J. Stoltz, of record in Book 2537, page 4, said Register's Office; thence with the easterly line of said Gates property, south 8° 50' west 370.82 feet; thence eastwardly 74.41 feet; thence north 13° 30' east 61.47 feet; thence north 23° 45' east 318.5 feet to the southerly margin of Abbott-Martin Road; thence with said Road, north 84° 30' west 157.75 feet to the beginning.

Being part of the same property conveyed to James A. Satterfield and Laurel G. Satterfield, husband and wife, by Deed dated October 31, 2013, from Ellen W. Dillon, an unmarried woman, of record in Instrument No. 20131101-0113328, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Book 421, Pages 102 and 103, and Book 974, Pages 4 and 5, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4281, Page 200, Register's Office for Davidson County, Tennessee.**

3) **Subject to the flow of a creek located on said property.**

4) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KU-18-3903

5) **Easements, or claims of easements, or other possessory rights held or claimed by parties in possession which would be revealed by a survey of the property or a visual inspection of the property.**

This is improved property, known as 3903 Abbott Martin Road, Nashville, TN 37215

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 **15th** day of **November, 2018.**

James A. Satterfield

Laurel G. Satterfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James A. Satterfield and Laurel G. Satterfield,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **15th** day of **November, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY