Karen Johnson Davidson County
Batch# 191976 DEEDWARR
02/05/2019 10:59:23 AM 2 pgs
Fees: $13.00 Taxes: $712.25
20190205-0010944

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of February, 2019.

Heather Bennett
Notary Public

(Affix Seal)

My Commission Expires: _____

HEATHER BENNETT STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 11-26-2022

2018-256-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Paul and Denise Gamary, Co-Trustees 110 Payne Springs Rd. Dickson, TN 37055	New owners	Map/Parcel 075 04 0 005.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gerald E. Anderson and wife, Cheryl W. Anderson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Paul Gamary and Denise Gamary, as Co-Trustees of the Paul and Denise Gamary Living Trust a/o/d 2/11/2016,** hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Tulip Grove, Section 3, as of record in Book 3700, page 146, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Columbus Drive, common to lots 152 and 153, said lot extends back along the westerly line 114.38 feet to a point common to Lots 151, 153 and 154; thence southeasterly 146.95 feet to a point on Columbus Drive common to lots 153 and 154; thence westerly 115.00 feet to the point of beginning.

Being the same property conveyed to Gerald E. Anderson and wife, Cheryl W. Anderson, by Warranty Deed from Krisna Reeves, unmarried, dated October 8, 2015, of record in Instrument No. 20151012-0103638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes, a lien, not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 520 Columbus Drive, Hermitage, TN 37076 .

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, its successors and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and binds themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this 1st day of February, 2019:

Gerald E. Anderson

Cheryl W. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of February, 2019, before me personally appeared Gerald E. Anderson and Cheryl W. Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 1st day of February, 2019.

Notary Signature
My commission expires: 12-5-2020

