WARRANTY DEED

Karen Johnson Davidson County
Batch# 204060 DEEDWARR
03/11/2019 09:14:52 AM 2 pgs
Fees: $13.00 Taxes: $769.60
20190311-0021756

ANN ELISE WALSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

Please Return to

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Matthew K. McCloskey	Bank of Tennessee	05700006800
(NAME)	(NAME)	
4447 Cato Road	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190189

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, Joseph A. Gillum, a single man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Matthew K. McCloskey, 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 the 13th Civil District of Davidson County, Tennessee, shown as Tract 1 and 2 on a survey by Harold H. Cole, Surveyor, dated November 18, 1971, revised November 29, 1971 and described as follows:

Beginning at a point in the center line of Lynn Drive, 227 feet south 28 degrees 45 minutes West from the Intersection of the center line of Cato Road and the center line of Lynn Drive; thence with the center line of a proposed road, South 60 degrees 15 minutes 273 feet to a point; thence continuing with the center line of said proposed road, South 35 degrees East 197.7 feet to a point; thence leaving the center line of said road, South 23 degrees West 18 feet to a point; thence South 83 degrees West 110 feet to a point; thence North 80 degrees West 53.5 feet to a point; thence South 42 degrees West 48 feet to a point; thence North 51 degrees 30 minutes West 22 feet to a point; thence South 66 degrees West 51.2 feet to a point; thence North 78 degrees 45 minutes West 58.6 feet to a point; thence South 29 degrees 45 minutes West 223 feet to a point in the center line of a proposed road; thence with said center line North 29 degrees 45 minutes West 230 feet to a point in the center line of Lynn Drive; thence with the center line of Lynn Drive, North 28 degrees 45 minutes East 389 feet to the point of beginning. Containing 3 acres, more or less.

BEING the same property conveyed to Joseph A. Gillum, a single man by Warranty Deed from James S. Morris and wife, Sherry Morris dated July 31, 2006 and filed of record in Instrument No. 20060810-0098578, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to the following:

Subject to a Private Roadway Easement appearing of record in Book 2488, page 78, Register's Office for said County.
Subject to a Joint Driveway Easement appearing of record in Book 4219, page 990, Register's Office for said County.
Subject to a Joint Roadway Maintenance Easement appearing of record in Book 5721, page 144, Register's Office for said County.

Subject to a Join Driveway Agreement appearing of record in Book 10046, page 274, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 4447 Cato Road, Nashville, TN 37218
(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.

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 8th day of March, 2019

Joseph A. Gillum

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joseph A. Gillum, 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 8th of March, 2019.

Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires