This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4275

Karen Johnson Davidson County
Batch# 252476 DEEDWARR
07/03/2019 04:18:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20190703-0065431

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4275

STATE OF TENNESSEE
COUNTY OF Davidson

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $242,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of July, 2019

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Belinda Mawhiney 6540 Clarksville Pike Joelton, TN 37080	United States Department of Agriculture, Rural Housing Service 3322 West End Avenue, Suite 302, Nashville, TN, 37203	021-00-0-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joe F. Gillespie, Jr., an unmarried man** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Belinda Mawhiney, a single woman**, hereinafter called the Grantee(s), his/her/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 14th Civil District of Davidson County, Tennessee, described partly according to two surveys, one made March 23, 1960 by T.R. Sanford, Surveyor, and the other, not dated, made by E.L. Miller, Jr. and Co. as follows:

Beginning in the Northerly margin of U.S. Highway 41-A (A/K/A Clarksville Hwy.) at the Westernmost Southeasterly corner of the property conveyed to Joe Frank Gillespie and wife from O.A. Felts and wife by deed of record in Book 2086, Page 371, Register's Office for Davidson County, Tennessee, said beginning point being also the Southwesterly corner of the property described in a Quitclaim Deed to O.A. Felts and wife, Pearline Felts from Joe Frank Gillespie and wife, Nancy Gillespie of record in Book 3071, Page 83, said Register's Office and running thence along Gillespie's Easterly line and partly along a fence, now Gillespie's interior corner; thence with a fence along Gillespie's Southerly line, South 74 degrees East 126 feet to the Northwesterly corner of a tract of land being conveyed February 19, 1965 to William E. Nunley and wife, Alice Faye Nunley; thence along Nunley's Westerly line, South 11 degrees West 362 feet, more or less, to Nunley's Southwesterly corner in the Northerly margin of U.S. Highway 41-A; thence with the same, North 79 degrees West 146 feet to the beginning.

Being the same property conveyed to Joe Frank Gillespie, Jr., by Personal Representative's deed from Joe Frank Gillespie. Personal Representative of the Estate of Joe Frank Gillespie, Sr., deceased of record in Instrument No. 20181116-0113120 Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on November 16, 2018

This is ☒ improved or ☐ unimproved property located at: **6540 Clarksville Pike, Joelton, TN 37080.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2019.

GRANTOR:

Joe F. Gillespie, Jr.,

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe F. Gillespie, Jr.,, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of July, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

