(1)

Karen Johnson Davidson County
Batch# 884470 DEEDWARR
07/06/2022 10:33:38 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220706-0077804

WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gallatin Food Valu, Inc.	Gallatin Food Valu, Inc.	Map 71-07 Parcel 59.00
(NAME)	(NAME)	
P. O. Box 1344	P. O. Box 1344	
(ADDRESS)	(ADDRESS)	
Brentwood, TN. 37024	Brentwood, TN. 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **James Murray Webb,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gallatin Food Valu, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTEES, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly part of Lots Nos. 95 and 96, the easterly part of Lot No. 97 and parts of Lots Nos. 98 and 99 on the Plan of J. B. Haynie's Oriental Subdivision, of record in Book 161, page 26 and 27, Register's Office for said County, described as follows:

Beginning at an iron spike in the north margin of Duke Street in the present east margin of Dickerson Pike, as widened; thence with the present margin of said Pike as widened; northeastwardly 158.55 feet to a point halfway between said Duke Street and Queen Street; thence in the easterly direction 254.35 feet, more or less, to the westerly margin of an alley halfway between said Duke and Queen Streets; thence with the margin of said alley southerly 145 feet to a point in the north margin of Duke Street; thence with said Street westwardly 308.9 feet to the beginning.

Being the same property conveyed to James Murray Webb and wife, Judy Lyle Webb by Installment Deed from J. A. Webb of record in Book 4814, page 560, Register's Office for Davidson County, Tennessee, the said James Murray Webb and Judy Lyle Webb having since divorced, Circuit Court of Davidson County, Tennessee, Case No. 87624.

unimproved ☐

This is improved ☑ property, known as 2317 Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022 are expressly assumed by Grantors; all matters appearing of record in the Register's Office for Davidson County, Tennessee.

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. 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 hand this 1st day of July, 2022.

James Murray Webb

RUTH MEACHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James Murray Webb, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of July, 2022.

Ruth Meacham
Notary Public
My Commission Expires: 9/25/24

File No.: 36458