Book B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/27/00 13:49 2pgs
Fees:11.00 Taxes:675.25

20001227-0126199

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mukund N. Patharkar	Mukund N. Patharkar	110-137
(NAME)	(NAME)	
4787 Alvin Sperry Road	4787 Alvin Sperry Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, Tennessee 37122	Mt. Juliet, TN 37122	
(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, WE, The Estate of Helen Ferguson Walker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mukund N. Patharkar and wife, Gisella I.A. Patharkar, 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 lying and being in the 4th Civil District of Davidson County, Tennessee and being Tract No. 4 on survey made by Gary R. Cummings dated June 21, 1868, as follows to-wit:

Beginning at a point in the northerly margin of Alvin Sperry Road said point being the southeast corner of the property belonging to Luther Stirl Pyburn and wife, Etta Mae Pyburn; thence in a southerly direction along the northerly margin of Alvin Sperry Road 156.2 feet to an iron pin; thence still along the northerly margin of Alvin Sperry Road, south 54 degrees 45' west 394.9 feet to a point; thence leaving the said margin of Alvin Sperry Road north 46 degrees 32' west 799.5 feet to a point; thence south 84 degrees 52' east 536.0 feet to an iron pin, said point being the northwest corner of Pyburn property; thence south 0 degrees 25' west 188 feet to an iron pin; thence north 83 degrees 15' east 379.1 feet to the point of the beginning and containing 4.5 acres, more or less.

Being the same property conveyed to Helen F. Walker, by deed of record in Book 5647, Page 779, Register's Office for Davidson County, Tennessee. The said Helen F. Walker having since died and authorizing Randall Leary Jones to the sell the said property as Executor of the Estate reference will Book 237, Page 460 of Davidson County.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 4787 Alvin Sperry Road, Mt. Juliet, TN 37122
(House Number) (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 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 our hands this 7th day of December, 2000.

The Estate of Helen Ferguson Walker

By: Randall Leary Jones - EXEC

Randall Leary Jones, Executor

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Randall Leary Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Helen Ferguson Walker, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand and official seal at Nashville, Tennessee this 7th day of December, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Elizabeth E. Triplett Notary Public

