WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/02 08:22 2pgs
Fees:13.00 Taxes:148.00

20020108-0002479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003

(AFFIX SEAL)

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J. Williams	Donald J. Williams	172-07-4
(NAME)	(NAME)	
6140 Tuckaleechee Lane	6140 Tuckaleechee Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Devoran Atwood, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald J. Williams and wife, Patricia G. Williams, 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:

A certain parcel of real property located on Kinhawk Drive in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, being identified as Lot 1, on the plan of Forest Acres, Section 2A, as of record in Book 9700, Page 214, Register's Office for Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates as follows:

Beginning at an iron rod in the southwestern right of way of Kinhawk Drive, said iron rod being the common corner with the property belonging to Pat A. Harsh as of record in Book 9580, Page 746, Register's Office for Davidson County, Tennessee; thence with the common line South 44 degrees 34 minutes 48 seconds West a distance of 312.55 feet to an iron rod; thence South 18 degrees 32 minutes 02 seconds West a distance of 50.31 feet to an iron rod; thence North 51 degrees 37 minutes 20 seconds West a distance of 130.00 feet to an iron rod; thence North 44 degrees 08 minutes 46 seconds East a distance of 377.10 feet to an iron rod in the said right of way of Kinhawk Drive; thence with said right of way around a curve to the left through a central angle of 06 degrees 19 minutes 26 seconds, an arc distance of 110.18 feet a chord bearing of South 42 degrees 39 minutes 56 seconds East a distance of 110.13 feet to the point of beginning, containing 40440.90 square feet or 0.9284 acres more or less.

Being the same property conveyed to Devoran Atwood and wife, Sharon Atwood, by Warranty Deed from Robert N. Mayberry and wife, Jenny Mayberry and James R. Mosley and wife, Mary Mosley of record in Book 10210, Page 438, re-recorded in Book 10237, Page 346, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Devoran Atwood by Quitclaim Deed from Sharon Atwood of record in Instrument No. 20000621-0061779, said Register's Office.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☒
This is improved ☐ property, known as 469 Kinhawk Drive, Nashville, TN 37211
(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 my hand this 28th day of December, 2001.

Devoran Atwood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Devoran Atwood, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of December, 2001.

Commission expires: January 25, 2003

Mark A. Ellmore, Jr. Notary Public

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.