WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/02 08:38 3pgs
Fees:18.00 Taxes:85.10

20020117-0006884

JACK CASH WILLIAMSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

John M Pickard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-2431

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Pickard	John M. Pickard	138-00-0-023.00
(NAME)	(NAME)	
3864 Couchville Pike	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Cecilia N. Adkins, Heir at Law of J.W. Adkins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Pickard and wife, Mildred L. Pickard, 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:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Being the same property conveyed to J.W. Adkins by Quit Claim Deed from Rose Lathan, of record in Book 4607, Page 776, Register's Office Davidson County, Tennessee. J. W. Adkins has since died on November 18, 1984, leaving Cecilia N. Adkins as his only Heir at Law pursuant to the Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 20020117-0006883. John W. Adkins being one and the same as J. W. Adkins. Thomas H. Ware executes this instrument on behalf of Cecilia N. Adkins pursuant to the Letters of Limited Conservatorship Over the Property Only as reflected in the records of the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. OOP-1339.

unimproved ☐
This is improved ☒ property, known as 0 Couchville Pike, Nashville, TN
(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 3rd day of January, 2001.

Cecilia N. Adkins by Thomas H. Ware Public Trustee

Cecilia N. Adkins, by Thomas H. Ware, Public Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas H. Ware with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Public Trustee of Cecilia N. Adkins the within named bargainor, and that he/she as such Public Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of Cecilia N. Adkins, by the said Thomas N. Ware as such Public Trustee .

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of January, 2001.

Notary Public

My Commission Expires: 9/24/01

PENNY CROOK
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

- Property lying in eastern Davidson County, Tennessee and bounded on the west by property belonging to John M. Pickard, record not determined, on the north by property belonging to John Pickard of record in Deed Book 11389, Page 651, on the east by property belonging to Robert Beckham of record in Deed Book 5440, Page 994 and bounded on the south by Couchville Pike and more specifically described as follows:

Beginning on a PK nail in the centerline of Couchville Pike at a point approximately 1,852 feet east of the intersection of Couchville Pike and South Mt. Juliet Road, said PK nail being the southwest corner of the herein described tract and the southeast corner of Pickard; thence N-06° 43' 13"-E, 34.80' through an iron pin at the north margin of the 60' R.O.W. of Couchville Pike and continuing an additional 335.73' for a total distance of 370.53' to an iron pin, the northwest corner of the herein described tract; thence S-83° 42' 46"-E, 135.64' to an existing iron pin in an old fence on the western margin of an old thirty foot access road and western boundary of Beckham, and being the northeast corner of the herein described tract thence with Beckham's west line S-03° 50' 00"-W, 448.43' through an iron pin set on the north margin of the 60' R.O.W. for Couchville Pike and continuing an additional 40.76' for a total distance of 489.19' to a PK nail in the center of Couchville Pike, the southeast corner of the herein described tract and the southwest corner of Beckham; thence with the centerline of Couchville Pike, around a curve to the left with a radius of 1,368.51' a distance of 198.62', and having a chord bearing of N-47° 08' 47"-W, a chord distance of 198.44' to a PK nail, the point of beginning and containing 1.432 acres, more or less, according to a survey by Galyon W. Northcutt, RLS #1529, dated November 8, 2001.