WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100012494 DEEDWARR
Recvd: 03/03/10 09:58 3 pgs
Fees:18.00 Taxes:116.55
20100303-0016160

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-8-12
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76 White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Said Mohammed	NEW OWNER	Map & Parcel 05100012500
(NAME)	(NAME)	
2326 Una Antioch Pike		
(ADDRESS)	(ADDRESS)	
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, Sheila K. Rogers, The Estate of Percy M. Dodson, Clay Crutcher, Bessie Sanders, Catherine Key, Queenie Payne, Annie Crutcher, Martha Crutcher, Anthony Crutcher, Mary Fisher, Carl Crutcher and Henry Crutcher, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Said Mohammed, 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:

Being a tract of land located in the 12th Civil District of Davidson County, Tennessee and bounded as follows: On the north by Walton Lane, on the south by the Wilson Estate lands, on the east by the land of Burley Marshall Nelson and on the west by Douglas A. Cox and more particularly described by metes and bounds of an unrecorded survey by John M. Sullivan, County Surveyor, Davidson County, Tennessee dated June 22, 1949, as follows:

BEGINNING at a point in the center of Walton Lane, the same being the northwest corner of land owned by Burley Marshall Nelson; thence with Burley Marshall Nelson's west line South 2° West 346.5 feet to a point; thence North 86° 03' West with old rock fence 213.5 feet to a point; thence North 2° East 346.5 feet to a point in the center of Walton Lane; thence South 86° 03' East with the center of Walton Lane 213.5 feet to the point of beginning, the same containing 1.7 acres more or less.

Being the same property conveyed to Percy M. Dodson and Martha Crutcher by deed from Ernestine Spencer, Josephine Hordge, Robert O. Lewis, Sr., Alice Cheek and Katherine Mitchell of record in Book 5327, Page 674, Register's Office, Davidson County, Tennessee. The said Percy M. Dodson has since died testate. The will of Percy M. Dodson left the subject property to Shelia K. Rogers. The said Martha Crutcher has since died intestate leaving as her only heir at law Clay Crutcher, Bessie Sanders, Catherine Key, Queenie Payne, Annie Crutcher, Martha Crutcher, Anthony Crutcher, Mary Fisher, Carl Crutcher and Henry Crutcher.

This is the same description as in previous deed of record.

The Executrix of the Estate of Percy M. Dodson joins herein for the purpose of warranting to the grantee that she shall defend this estate for all taxes and debts whatsoever.

Subject to any and all matters and notes on plat of record in Book 1, Page 47, Chancery Court at Nashville County, Tennessee.

This conveyance is subject to easement for the right-of-way of Walton Lane.

Subject to that portion of the property extending into the center of Walton Lane.

Catherine Key executed this instrument on behalf of Queenie Payne pursuant to a Power of Attorney of record in Instr: 20100303-0016157 Register's Office, Davidson County, Tennessee.

Annie Crutcher executed this instrument on behalf of Carl Crutcher pursuant to a Power of Attorney of record in Instr: 20100303-0016158, Register's Office, Davidson County, Tennessee.

Mary Fisher executed this instrument on behalf of Henry Crutcher pursuant to a Power of Attorney of record in Instr: 20100303-0016159, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3335 Walton Lane, Nashville, TN 37216

(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 1st day of March, 2010.

Shelia K. Rogers

Shelia K. Rogers

Bessie Sanders

Bessie Sanders

Catherine Key

Catherine Key

Queenie Payne by Catherine Key Attorney in fact

Queenie Payne, By: Catherine Key, Attorney-in-Fact

Anthony Crutcher

Anthony Crutcher

Mary Fisher

Mary Fisher

Carl Crutcher by Attorney-in-Fact

Carl Crutcher By: Annie Crutcher, Attorney-in-Fact

The Estate of Percy M. Dodson

By: Shelia K. Rogers

Shelia K. Rogers, Executrix

Clay Crutcher

Clay Crutcher

Annie Crutcher

Annie Crutcher

Martha Crutcher

Martha Crutcher

Mary Fisher

Henry Crutcher by Attorney in fact

Henry Crutcher By: Mary Fisher, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shelia K. Rogers, Clay Crutcher, Bessie Sanders, Catherine Key, Annie Crutcher, Martha Crutcher, Anthony Crutcher and Mary Fisher the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at White House, Tennessee this 1st day of March, 2010.

Commission expires: 5-8-12

Notary Public

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Catherine Key as Attorney-in-Fact for Queenie Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at White House, Tennessee, this the 1st day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 5-8-12

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Annie Crutcher as Attorney-in-Fact for Carl Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at White House, Tennessee, this the 1st day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 5-8-12

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Fisher as Attorney-in-Fact for Henry Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at White House, Tennessee, this the 1st day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 5-8-12

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shelia K. Rogers as Executrix of The Estate of Percy M. Dodson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Executrix of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at White House, Tennessee, this the 1st day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 5-8-12

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON