WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120062759 DEEDWARR
Recvd: 08/22/12 11:22 2 pgs
Fees:13.00 Taxes:148.00
20120822-0075456

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-21-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doyle Cawthon	Doyle Cawthon	Map & Parcel
(NAME) 5051 Drakes Branch Road	(NAME) 5051 Drakes Branch Road	048-00-0-226
(ADDRESS) Nashville, TN 37219	(ADDRESS) Nashville, TN 37219	
(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, William Martin Pewitt and wife, Linda Faye Pewitt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doyle Cawthon, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the Thirteenth (13th), formally 23rd Civil District of Davidson County, Tennessee, being a part of Lot No. 7, in the division of Drakes Lands, as shown of record in Book J, at pages 396 and 397, in the Davidson County Tennessee Court described according to a survey made by Gregory Underwood, dated November 6, 1981, as follows:

Beginning at an iron pin in the middle of Drakes Branch Road being the northeasterly corner of Leonard Q. Canfield's property, of record in Book 4701, page 382, Register's Office for said County; thence with Canfield's northerly boundary line N 85 degrees 53' W, 666.63 feet to a corner post in a fence line; thence N 3 degrees 18' E 358.93 feet to a corner post in a fence row; thence S 74 degrees 31' E, 3 25.37 feet to an iron pin; thence N 85 degrees 4' E, 283.45 feet to an iron pin in the center of Drakes Branch Road; thence S 8 degrees 347.14 feet to the beginning, containing 4.694 acres, more or less.

Being the same property conveyed to William Martin Pewitt and wife, Linda Faye Pewitt, by deed from Security Pacific Housing Services, A division of Bank of America, FSB, as shown of record in Instrument #20020729-0090599, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 5051 Drakes Branch Road, Nashville, TN 37219

(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 10th day of August, 2012.

William Martin Pewitt

Linda Faye Pewitt

STATE OF KENTUCKY

COUNTY OF Logan

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Martin Pewitt, and wife, Linda Faye Pewitt, the within named bargainors, 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 Russellville, Kentucky, this 13th day of August, 2012.

Commission expires: 4-29-14

Notary Public

