WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120073009 DEEDWARR
Recvd: 09/27/12 11:05 2 pgs
Fees:13.00 Taxes:313.39

20120927-0088015

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-8-13

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caroline Ray	First Community Mortgage	05916018800
(NAME)	(NAME)	
2849 Old Matthews Road	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Yolanda D. Rowan, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Caroline Ray, an unmarried woman**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the west margin of Old Matthews Road, formerly Manila Street, approximately 500.00 feet north of the intersection of Old Matthews Road and Chris Street. Said parcel being Lot 11 of Hickory Heights, not of record, by Z.J. Wilkinson, dated May 22nd, 1948 and being more particularly described as follows:

Beginning at an iron pin set in the westerly right of way of Old Matthews Road, said pin being the northeast corner of Lot 10, and the southeast corner of the herein described lot, Thence, leaving Old Matthews Road with the North line of Lot 10, North 84 degrees 06 minutes 58 seconds West, 150.00 feet to an iron pin (old);

Thence, with the east line of Lot 35, North 06 degrees 16 minutes 31 seconds East, 50.00 feet to an iron pin (old), said pin being the northwest corner of subject lot and the southwest corner of lot 12;

Thence, with the south line of Lot 12, South 84 degrees 06 minutes 58 seconds East, 150.00 feet to an iron pin (new) in the westerly right of way of Old Matthews Road, said pin being the southeast corner of Lot 12, and the northeast corner of subject lot;

Thence, South 06 degrees 16 minutes 31 seconds West 50.00 feet to the Point of Beginning, containing 7,500 square feet or 0.17 acre, more or less.

The above legal description was obtained from Crawford Land Surveyors, P.C. according to a survey dated June 28, 2000 by William C. Cockrill, Tenn. R.L.S. No. 1401.

Being the same property conveyed to Yolanda D. Rowan, unmarried by Deed from P.T. Development LLC, dated

01/28/2002 and filed for record on 02/19/2002 in Instrument 200202190020725, Register's Office for Davidson County, Tennessee.

Sale, Use and Occupancy Restrictions of record in Instrument 200202190020729, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Instrument 200011300117320, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Instrument 200011300117321, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2849 Old Matthews Road, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 21st day of September, 2012.

Yolanda D. Rowan

Yolanda D. Rowan

State of Tennessee
County of Wilson

Personally appeared before me Yolanda D. Rowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of September, 2012.

Notary Public Escrow Officer
My Commission Expires: 11-23-2015

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

~~RETURN TO:~~
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return To:
Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

File No.: 01288-10011
SMG TN Warranty Deed