BILL GARRETT, Davidson County
Trans:T20140014788 DEEDWARR
Recvd: 03/04/14 14:05 2 pgs
Fees:13.00 Taxes:314.50
20140304-0018155

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Mathis and wife, Denise Mathis	Same as new owner (NAME)	01500016700
1309 Sycamore Valley Rd. (ADDRESS)	(ADDRESS)	
Ashland City, TN 37015 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bonnie Sue Anderson Williams, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin Mathis and wife, Denise Mathis, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOCATED IN THE 24TH COUNCILMANIC DISTRICT, BEGINNING AT A SPIKE IN THE CENTER OF WILKERSON ROAD; THENCE WITH THE CENTER OF SAID ROAD AS FOLLOWS: N. 41 DEGREES E. 231.35 FEET TO A SPIKE; N. 31 DEGREES E. 131.23 FEET TO A SPIKE; AND N. 24 DEGREES E. 110.38 FEET TO A SPIKE; THENCE LEAVING THE ROAD, N. 8 DEGREES W. 700 FEET TO AN IRON PIN; THENCE N. 50 DEGREES W. 461.9 FEET TO AN IRON PIN BY A HICKORY; THENCE S. 12 DEGREES 20 MINUTES W. 139.8 FEET TO AN IRON PIN; THENCE S. 10 DEGREES W. 396.2 FEET TO AN IRON PIN; THENCE S. 4 DEGREES 30 MINUTES W. 112.8 FEET TO AN IRON PIN; THENCE S. 59 DEGREES 39 MINUTES E. 154.82 FEET TO AN IRON PIN; THENCE S. 83 DEGREES 51 MINUTES E. 339.41 FEET TO AN IRON PIN; THENCE N. 81 DEGREES 50 MINUTES E. 255.4 FEET TO AN IRON PIN; THENCE S. 64 DEGREES 52 MINUTES E. 194.9 FEET TO THE POINT OF BEGINNING, CONTAINING 10.073 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE EDWARD WILLIAMS AND WIFE, BONNIE SUE ANDERSON WILLIAMS BY DEED FROM LEROY MORRING AND WIFE, DOROTHY MORRING OF RECORD IN BOOK 5162, PAGE 349, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. LAWRENCE EDWARD WILLIAMS HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

GRANTEES WILL BE RESPONSIBLE FOR ANY ROLL BACK TAXES.

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

unimproved ( )
This is improved (X) property, known as 0 Wilkinson Road, Joelton, TN 37080
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 27th day of February, 2014.

Bonnie Sue Anderson Williams
Bonnie Sue Anderson Williams

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie Sue Anderson Williams, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2014.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072