BILL GARRETT, Davidson County
Trans:T20140057791 DEEDWARR
Recvd: 08/07/14 10:55 3 pgs
Fees:18.00 Taxes:296.00

20140807-0071151

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00.

Anna Booyens
Affiant

Subscribed and sworn to before me, this the 5th day of August, 2014.

Notary Public

My Commission Expires: November 17, 2017
(Affix Seal)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Booyens (NAME)	Same (NAME)	154 00 0 043.00 (Portion)
8776 Griffith Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (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, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Carl L. Wallace and wife, Heidi L. Wallace, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Anna Booyens, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a parcel of land situated in Nashville, Davidson County, Tennessee and being a portion of the Carl L. Wallace and wife, Heidi L. Wallace property, as of record in Instrument Number 20040430-0049081 in the Register's Office of Davidson County, Tennessee, bounded on the East by the Westerly margin of Griffith Road, bounded on the South by the Carl Randle Hale and wife, Lenia Fabianna Hale Property, as of Record in Instrument Number 20080512-0048647, Register's Office, Davidson County, Tennessee, bounded on the West by the by the remaining lands of the Carl L. Wallace and wife, Heidi L. Wallace Property, as of record in Instrument Number 20040430-0049081, Register's Office, Davidson County, Tennessee, bounded on the North by the Carl L. Wallace and wife, Heidi L. Wallace property, as of record in Instrument Number 20040430-0049079, Register's Office, Davidson County, Tennessee, and being further identified as a portion of the property as depicted on a boundary survey entitled: "Boundary Survey – Carl L. Wallace and Wife, Heidi L. Wallace Property-8776 Griffith Road-Nashville, Davidson County, Tennessee", by H & H Land Surveying, Inc., dated August 6, 2013, and being more particularly described as follows: Beginning at an existing iron rod in the Westerly margin of Griffith Road, said existing iron rod being located approximately 1,364 L.F. Southerly of Pine Hill Road, said existing iron rod being further identified as the Southeast corner of the Carl L. Wallace and wife, Heidi L. Wallace property, as of record in Instrument Number 20040430-0049079, Register's Office, Davidson County, Tennessee, and the Northeast corner of the tract described

CLW
HLW

herein; thence, with the Westerly margin of Griffith Road S 20° 09' 45" E, 34.17 feet to an existing iron rod and the beginning of a curve to the left; thence continuing with the Westerly margin of Griffith Road and a curve to the left having a central angle of 44° 16' 57", a radius of 551.00 feet, a length of 425.85 feet, and a chord bearing and distance of S 42° 18' 14" E, 415.33 feet to an existing iron rod (disturbed), said existing iron rod (disturbed) being the Northeast corner of the Carl Randle Hale and wife, Lenia Fabianna Hale property, as of record in Instrument Number 20080512-0048647, Register's Office, Davidson County, Tennessee, and the Southeast corner of the tract described herein; Thence, leaving the Westerly margin of Griffith Road with a common line with the Carl Randle Hale and wife, Lenia Fabianna Hale property, as of record in Instrument Number 20080512-0048647, Register's Office, Davidson County, Tennessee, S 78° 33' 39" W, 461.02 feet to an existing iron rod, said existing iron rod being the Northwest corner of the Carl Randle Hale and wife, Lenia Fabianna Hale property, as of record in Instrument Number 20080512-0048647, Register's Office, Davidson County, Tennessee, and the Southwest corner of the tract described herein; Thence, with a new line crossing the Carl L. Wallace and wife, Heidi L. Wallace property, as of record in Instrument Number 20040430-0049081, Register's Office, Davidson County, Tennessee, N 20° 07' 47" W, 374.66 feet to an existing iron rod, said existing iron rod being the most Northerly corner of the remaining lands of Carl L. Wallace and wife, Heidi L. Wallace property, as of record in Instrument Number 20040430-0049081, Register's Office, Davidson County, Tennessee, and the Northwest corner of the tract described herein; Thence, with a common line with the Carl L. Wallace and wife, Heidi L. Wallace property, as of record in Instrument Number 20040430-0049079, Register's Office, Davidson County, Tennessee, N 74° 45' 07" E, 300.04 feet to the point of beginning. Containing 131,960 square feet or 3.03 acres, more or less. Remaining Wallace Property of which this new tract is a portion of contains 12,689 square feet or 0.29 acres, more or less. Survey by H & H Land Surveying, Inc., 612A Fitzhugh Boulevard, Smyrna, Tennessee 37167, (615) 831-0756.

Being a portion of the same lands conveyed to Carl L. Wallace and wife, Heidi L. Wallace from Joseph N. Wallace and Carl L. Wallace by Quitclaim Deed dated April 28, 2004 and recorded April 30, 2004 in Instrument No. 20040430-0049081, Register's Office, Davidson County, Tennessee.

This is unimproved property known as: 8776 Griffith Road, Nashville, Tennessee 37221.

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 5th day of August, 2014.

Carl L. Wallace

Carl L. Wallace

Heidi L. Wallace

Heidi L. Wallace

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named, Carl L. Wallace and wife, Heidi L. Wallace, the bargainor, with whom I am personally acquanted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 5th day of August, 2014.

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Notary Public

My Commission Expires: _____

CLW
HLW