WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150106516 DEEDWARR
Recvd: 12/17/15 10:09 2 pgs
Fees: 13.00 Taxes: 627.15

20151217-0126882

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Ronald E. Nollner and Beverly W. Nollner	New Owner	044-01-0-012.00 044-01-0-011.00
(NAME)	(NAME)	
103 Hickerson Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152543

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, **I, REBECCA CARTER SCOTT, EXECUTRIX OF THE ESTATE OF MARGARETTE YATES CARTER, DECEASED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **RONALD E. NOLLNER AND WIFE, BEVERLY W. NOLLNER**, 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. :

LOT 27:

Certain real property situated in 4th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 27, on the plan of Scenic View Subdivision, according to an unrecorded plan prepared by W. W. Turner Company : Engineers, on September 14, 1948, but not of record. Said Lot is more particularly described as follows:

Starting with a concrete monument at the North end of the return at the Southeast corner of the intersection of Keeton Avenue and Hickerson Street, and running thence the following courses and distances:
In a Northeasterly direction along the Northeasterly margin of Hickerson Street, a distance of 78.5 ft. to an Iron Pin on a line between Lots Numbers 28 and 27, and the point of beginning; thence

Continuing in a Northeasterly direction along the Northeasterly margin of Hickerson Street a distance of 95 ft. to an iron pin located in the Northeasterly margin of Hickerson Street and on the line between lots numbers 27 and 26; thence

In a Southeasterly direction along the line between Lots Numbers 27 and 26 a distance of 306.6 ft. to an iron pin located on the center line of a Fifty (50) ft. wide easement for drainage ditch; thence

In a Southwesterly direction along the centerline of said Fifty (50) ft. easement for drainage ditch a distance of 95 ft. to an iron pin on the centerline of said easement and on the line between Lots Numbers 27 and 28; thence

In a Northwesterly direction along the line between Lots Numbers 27 and 28 a distance of 305.9 ft. to an iron pin in the Northeasterly margin of Hickerson Street on the line between Lots Numbers 27 and 28 and the point of beginning.

Lot No. 27 is subject to and/or reserving a 20ft. wide public utility easement running adjacent to and parallel with the 50ft. easement for drainage ditch described in Calls Numbers 2 and 3 above.

Being the same property conveyed to Calvin L. Carter and wife, Margaret Y. Carter by Deed from Nashville Industrial Corporation, dated May 13, 1959 and filed of record in Deed Book 2927, Page 538, Register's Office for Davidson County, Tennessee. The said Calvin L. Carter having since died on July 19, 2010 leaving Margaret Y. Carter as surving tenant by the entirety. The said Margaret Y. Carter aka Margarette Yates Carter having since died on May 14, 2013 and by her Will of record in Docket No. 13P-1432, Davidson County Probate Court Clerk's Office, the subject property was devised to Rebecca Carter Scott and Margarette Ellen Carter.

LOT 26:

Certain real property situated in 4th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 26, on the plan of Scenic View Subdivision, according to an unrecorded plan prepared by W. W. Turner Company : Engineers, on September 14, 1948, but not of record. Said Lot is more particularly described as follows:

Starting with a concrete monument at the North end of the return at the Southeast corner of the intersection of Keeton Avenue and Hickerson Street, and running thence the following courses and distances:
In a Northeasterly direction along the Northeasterly margin of Hickerson Street, a distance of 173.5 ft. to an Iron Pin on a line between Lots Numbers 27 and 26, and the point of beginning; thence

Continuing in a Northeasterly direction along the Northeasterly margin of Hickerson Street a distance of 95 ft. to an

iron pin located in the Northeasterly margin of Hickerson Street and on the line between Lot No. 26 and Nashville Industrial Corporation property; thence

In a Southeasterly direction along the line between Lot No. 26 and Nashville Industrial Corporation property, a distance of 307.3 ft. to an iron pin located on the center line of a Fifty (50) ft. wide easement for drainage ditch; thence

In a Southwesterly direction along the centerline of said Fifty (50) ft. easement for drainage ditch a distance of 95 ft. to an iron pin on the centerline of said easement and on the line between Lots Numbers 26 and 27; thence

In a Northwesterly direction along the line between Lots Numbers 26 and 27 a distance of 306.6 ft. to an iron pin in the Northeasterly margin of Hickerson Street on the line between Lots Numbers 26 and 27 and the point of beginning.

Lot No. 26 is subject to and/or reserving a 20ft. wide public utility easement running adjacent to and parallel with the 50ft. easement for drainage ditch described in Calls Numbers 2 and 3 above.

Being the same property conveyed to Calvin L. Carter and wife, Margaret Y. Carter by Deed from Nashville Industrial Corporation, dated May 13, 1959 and filed of record in Deed Book 2927, Page 548, Register's Office for Davidson County, Tennessee. The said Calvin L. Carter having since died on July 19, 2010 leaving Margaret Y. Carter as surving tenant by the entirety. The said Margaret Y. Carter aka Margarette Yates Carter having since died on May 14, 2013 and by her Will of record in Docket No. 13P-1432, Davidson County Probate Court Clerk's Office, the subject property was devised to Rebecca Carter Scott and Margarette Ellen Carter.

Unimproved ☐

This is improved ☒ property, known as 103 Hickerson Street, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of December, 2015

Rebecca Carter Scott, Executrix of the
Estate of Margarette Yates Carter, deceased

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rebecca Carter Scott, Executrix of the Estate of Margarette Yates Carter, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2015.

Notary Public
My Commission Expires:
4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY