(1)

Return to:
Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160007165 DEEDWARR
Recvd: 01/27/16 13:40 3 pgs
Fees:18.00 Taxes:925.00
20160127-0007925

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2016.

Notary Public

My commission expires: 4-30-

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph J. Myers	**New Owner**	**114-00-0-260.00**
6312 Thunderbird Dr. Nashville, TN. 37209		

FOR AND IN 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,

Helen Rose

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jack McCalla Myers, Trustee of the Myers Family Trust Dated July 1, 2013, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiaries

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:

See Exhibit A, attached

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **7669 Old Charlotte Pike, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 12th day of January, 2016.

Helen Rose

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Helen Rose**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12**th** day of **January, 2016.**

~~**Notary Public**~~

My Commission Expires: 5-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on north side of the Sullivan Hollow Road. Being a portion of the W.F. McCord farm, of record in Book 1281, Page 97, R.O.D.C.., Tennessee. Surveyed the 25th day of May 1971 by S.H. Hutchison as follows:

Beginning at a point in the Sullivan Hollow Road, the south easterly corner of the Danny Beasley lot, stake in line on northerly margin of road; Thence with the Danny Beasley easterly line, North 27° west 417 feet to a stake in an old field, the northeast corner of said lot; Thence with said lot, South 59° west 210 feet to a stake in the Clift DeMoss farm and fence; Thence with said line and a fence, North 29° west 495 feet to a corner fence post, Sassafras pointer; Thence with a fence, North 80° west 314 feet more or less to a corner fence post, the south east corner of a 13 acre tract; Thence with said 13 acre tract, North 24° west 760 feet to a fence in the Paul Richardson farm; Thence with said farm, North 64° east with a fence 349 feet to his corner in the J.P. Jordan line, formerly a Red Oak Tree; Thence with the Jordan line as follows, South 35° east 335 feet to an Elm at fence corner; South 85° east 298 feet more or less to a stake in fence; The northwest corner of Buford Morgan's 8.35 acre tract, Sassafras pointer; Thence with Morgan's line and a fence as follows: South 16° east 52.6 feet to a stake: South 24° east 208 feet to a small Elm tree; South 26° east 214.5 feet to a double Persimmon tree in fence; South 32° east 95.7 feet to a corner fence post; Thence south 44° east 465 feet more or less to a stake in Morgan's line; Thence leave the Morgan line, South 42° west 125 feet to a stake with a Black Locust pointer; Thence south 46° east 308 feet to a point in Sullivan Hollow Road, stake in line on north margin of said road; Thence with the road, South 62° west 305 feet to point of beginning. Containing 17.75 acres, being the same, more or less.

Being the same property conveyed to Carole Ann Edde by deed from Hazel McCord, of record in Book 4507,page 877, dated June 3, 1971, said Register's Office.

Carole Ann Edde died on or about September 18, 2013. Her Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 13P1801, devised the subject property to Helen Rose.