WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/16 09:35 3 pgs
Fees:18.00 Taxes:269.36
20160516-0048299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

PAUL E. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin D. Garrison and Nancy E. Garrison	Same as new owner	114-00-0-067.00
(NAME) 1583 Wood Mills Drive East	(NAME)	
(ADDRESS) Cordova, TN 38016	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ANGELA DAWN JACKSON, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO EDWIN D. GARRISON AND NANCY E. GARRISON, HUSBAND AND WIFE, 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:

LAND in Davidson County, Tennessee, beginning at an iron pin set, said pin being in the northerly right of way of Charlotte Pike, and being the southeasterly corner of Claude Mines as recorded in Book 2965, page 481, R.O.D.C.; thence leaving Charlotte Pike and with the easterly line of Mines the following calls: N 00 deg. 27'46" W, 370.31 ' to an iron pin set; S 89 deg. 16' 38" W, 127.20' to an iron pin found at the northeasterly corner of Macario Lacap as recorded in Book 9645, page 748, R.OD.C.; thence leaving Mines and with the northerly line of Lacap the following calls: S 89 deg. 16'38" W, 127.14' to an iron pin found; N 89 deg. 51' 09" W, 1 26.09' to an iron pin found; S 89 deg. 36' 1O" W, 123.20' to an iron pin found at the northeasterly corner of James Sisk as recorded in Book 2965, page 491, R.O.D.C.; thence leaving Lacap and with Sisk, N 89 deg. 47'39" W, 117.75' to an iron pin found at the northeasterly corner of James Sisk as recorded in Book 3940, page 642 R.O.D.C.; thence leaving Sisk and with the northerly line of Sisk, N 85 deg. 21' 44" W, 380.13' to an iron pin found in the easterly line of B.B. Doubleday as recorded in Book 4685, page 222, R.O.D.C.; thence leaving Sisk and with Doubleday, N 03 deg. 45' 00" W, 380.04' to an iron pin set in the southerly . line of Thomas Bianconi as recorded in Book 7242, page 593, R.O.D.C.; thence leaving Doubleday and with Bianconi, S 87 deg. 46'00" E, 1738.14' to an iron pin set; thence with Bianconi S 01 deg. 09'07" E, 28.80' to an iron pin set; thence leaving Bianconi and along a new line the following calls: N 62 deg. 30' 42" W, 40.94' to a fence post; N 76 deg. 39' 13" W, 12.46' to a 3" Hickory tree; N 88 deg. 52'03" W, 100.00' to a fence post; N 87 deg. 05'29" W, 103.06 to a fence post; N 89 deg. 53'02"W, 185.27' to a fence post; S 87 deg. 08'29" W, 142.86' to an iron pin found; S 00 deg. 04'45" E, 658.22' to an iron pin found in the northerly right of way of Charlotte Pike; thence S 72 deg. 49'02" W, 137.02' to the point of beginning. Containing 11.32 acres, more or less, as surveyed by Arrowhead Survey, October 24, 1997.

Being the same property conveyed to ANGELA DAWN JACKSON, A SINGLE PERSON, by deed from FLOYD H. SMITH AND WIFE, HELEN N. SMITH, dated July 15, 1997, of record in Book 10533, page 881, and as corrected and recorded in Book 10710, page 72, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; and any and all easements of record.

unimproved ☐

This is improved ☒ property, known as 0 Charlotte Pike, Nashville, TN 37209

(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.

Witness our hands this 13th day of May, 2016.

Angela Dawn Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA DAWN JACKSON, the within named bargainor, 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 at Nashville, this 13th day of May, 2016.

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

