Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160055443 DEEDWARR
Recvd: 06/29/16 11:41 2 pgs
Fees:13.00 Taxes:943.50
20160629-0066358

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-IN-FACT
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nassir Jamal	same as new owner	05800001500
(NAME)	(NAME)	
173 Spy Glass Way		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, TONI M. WOODARD; SHARA DAWN WOODARD AND SCOTT EDWARD WOODARD, as Devisees of the Last Will and Testament of Leonard S. Vaughn aka Leonard Scott Vaughn, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NASSIR JAMAL AND KRISTINA JAMAL, husband and wife, , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract or parcel of land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being part of the Home Place of Britton Nicholson, deceased, and more particularly described as follows: BEGINNING in the Jordan line and the west margin of New Eaton's Creek Road, thence in a northerly direction and with the west margin of said road, 717 feet more or less, to the lands formerly conveyed to J.H. Childers, et ux, of record in Book 1258, Page 222, Register's Office for Davidson County, Tennessee; thence in a westerly direction and with Childer's line. 852 feet, more or less, to an iron pin, being the southwest corner of the Childer's lands; thence in a northerly direction 85 feet, more or less, to the F. J. Nicholson line; thence in a westerly direction and with said Nicholson's line , 53 poles more or less, to a double hackberry on a hill; thence with the top of said hill, north 46 degrees west 63.44 poles to a stake, two sugar trees and hackberry pointers, Breedlove's corner; thence with Breedlove's line, north 51 degrees west 26 poles to a stake; thence north 87 1/2 degrees west 19 poles to a small hickory, the northwest corner of this tract; thence south 87.4 poles to a hickory, the southwest corner of this tract, and the northwest corner of the Jordan lands; thence with Jordan's line, south 87 degrees cast 210 poles, more or less, to the point of beginning, being the southwest corner of the lands herein described, and being all that portion of the land owned by J.J. Johnson, Trustee, and individually, lying west of the west margin of the New Eaton's Creek Road.

Being the same property conveyed to Leonard S Vaughn and wife, Delma A. Vaughn by Installment Deed from W. J. Givens and wife, Mable Givens or record in Book 2796, Page 173, Register's Office for Davidson County, Tennessee. The said Delma A. Vaughn aka Delma Hutcherson Vaughn having died on August 16, 2006,did predecease Leonard Scott Vaughn, who died testate on July 2, 2008. By the Last Will and Testament of Leonard Scott Vaughn, probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Probate Case No. 08P-1449, the Estate of Leonard Scott Vaughn was devised to his spouse, Delma Hutcherson Vaughn if she survived him. If Delma Hutcherson Vaughn did not survive Leonard Scott Vaughn, his Estate was devised to Toni M. Woodard, Shara Dawn Woodard and Scott Edward Woodard. Toni M. Woodard was named as Alternate Executrix of the Estate of Leonard Scott Woodard, and did execute an Executrix's Deed dated October 19, 2009 recorded as Instrument No. 200911230107276, Register's Office for Davidson County, Tennessee which deed conveyed subject property to Toni M.. Woodard, Shara Dawn Woodard and Scott Edward Woodard, who are the same parties named as devisees under said Last Will and Testament of Leonard Scott Woodard.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS A 5.66 ACRE TRACT AND AN APPROXIMATE 2.00 ACRE believed to be Tax ID Nos. 05800001300 and 05800001400.

ALSO INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY THEREFROM ARE THE FOLLOWING TRACTS OF LAND CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED FROM

LEONARD S. VAUGHN AND WIFE, DELMA A. VAUGHN, AS FOLLOWS:

TRACT NO. 9:
LAND IN DAVIDSON COUNTY, TENNESSEE, ~~and per the Davidson County Property Assessor's Office, being the same property currently owned by The Metropolitan Government by Final Decree Confirming Sale of record as Instrument No. 20140214001297 6, Register's Office for Davidson County, Tennessee, and described as follows:~~ and being the same property conveyed to the State of Tennessee by Warranty Deed from Leonard S. Vaughn and wife, Delma A. Vaughn of record in Book 8314, Page 538 **
Beginning at the point of intersection of the existing west margin of Eaton's Creek Road and south boundary of the Leonard S. Vaughn Property (Tract 10); thence with said existing margin, southerly 230 feet, more or less to a point, thence with the north boundary of the Curl Fitts and wife property, north 83 degrees 29 minutes 49 seconds west 631 feet, more or less to a point; thence with the proposed north margin of State Route 155, (1) north 61 degrees 16 minutes 36.9 seconds east 162.90 feet, (2) having a 1,137.91 foot radius curve easterly 92.22 feet, (3) north 65 degrees 55 minutes 13.3 seconds east 34.76 feet to a point; thence with said south boundary, north 86 degrees 40 minutes 24 seconds east 329.62 feet to the point of beginning and containing 2.05 acres and being part of the same property conveyed by W.J. Givens and wife, Mable Givens to Leonard S. Vaughn and wife, Delma A. Vaughn as of record in Book 2796, Page 173, Register's Office for Davidson County, Tennessee.

TRACT 10
Beginning at the point of intersection of the existing west margin of Eaton's Creek Road and the north boundary of the Leonard S. Vaughn and wife property (Tract 9); thence with said boundary south 86 degrees 40 minutes 29 seconds west 329.62 feet to a point; thence with the proposed north margin of State Route 155, (1) north 65 degrees 55 minutes 13.3 seconds east 171.33 feet, (2) having a 49.02 foot radius curve right and easterly 18.23 feet., (3) north 87 degrees 13 minutes 34.1 seconds east 143.45 feet to a point; thence with said existing margin, southerly 66 feet, more or less to the point of beginning and containing 0 .35 acres and being part of the same property conveyed by W. J. Givens and wife, Mable Givens to Leonard S. Vaughn and wife, Delma A. Vaughn of record in Book 2796, Page 173, Register's Office for Davidson County, Tennessee.

** in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 4461 Eatons Creek Road, Nashville, TN 37218
(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 GRANTEE, their 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, 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 27th day of June, 2016.

Toni M. Woodard

Shara Dawn Woodard

Scott Edward Woodard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of June, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Toni M. Woodard, Shara Dawn Woodard, and Scott Edward Woodard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115