Davidson County DEEDWARR
Recvd: 07/07/16 15:46 3 pgs
Fees:18.00 Taxes:1184.00
20160707-0069783

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2016.

Notary Public
My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

16-0321

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard E. Corns	SAME	112-00-0-040.00
8992 Charlotte Pike		
Pegram, TN 37143		112-00-0-041.00

WARRANTY DEED

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

David K. Wayman and wife, Beth Boring Wayman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Richard E. Corns and wife, Rosalind J. Corns,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, being the most westerly part of the property which is designated "C. L. Newson" on the processioning survey made by Erle Drake, County Surveyor for said County, September 28, 1914, as of record in Book 421, Page 84, Register's Office for said County, describes according to a survey made by Steve Draper, March 11, 1963, as follows:

Beginning at a point in the southerly line of the westerly part of said property which is designated "C.L. Newson", also being in the northerly line of Tract No. 1 of the property conveyed to B.T. Miller by deed from Jas. E. Covington, Clerk and Master, as of record in Book 1541, Page 374, said Register's Office, at the southwest corner of the westerly part of Tract No. 1 of the property conveyed to Ellen Redd et al by deed from Jas. E. Covington, Clerk and Master, as of record in Book 1540, Page 213, said Register's Office, said point lying in a drain; thence with said southerly line, crossing Old Charlotte Pike, north 86 degrees 20' west, in all 590 feet to the southwest corner of the westerly part of said property which is designated "C.L. Newson"; thence with the westerly line of the westerly part of said property which is designated "C.L. Newson" north 3 degrees 15' east 478 feet to the northwest corner of said property which is designated "C.L. Newsom", thence with the northerly line of said property which is designated "C.L. Newson", crossing said Pike, south 82 degrees east, in all 528 feet to a point at said Redd's northwest corner, said point lying in said drain; thence with the westerly line of the westerly part of said Redd's property along said drain 5 degrees 02' east 443.2 feet to the beginning, containing 5.84 acres, more or less.

Being the same property conveyed to David K. Wayman and wife, Beth Boring Wayman, as tenants by the entirety, by Quitclaim Deed, from Kenneth R. Wayman and wife, Marjorie June Lavender Wayman, dated February 18, 1981 of record in Book 5712, Page 239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **8992 Charlotte Pike, Pegram, TN 37143.**

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 30th day of June, 2016.

David K. Wayman

Beth Boring Wayman by David K. Wayman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **David K. Wayman,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2016.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **David K. Wayman**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Beth Boring Wayman** and that he is authorized by **Beth Boring Wayman** to execute this instrument on his/her.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2016.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

