Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

BILL GARRETT, Davidson County
Trans:T20160066321 DEEDWARR
Recvd: 08/02/16 11:10 2 pgs
Fees:13.00 Taxes:1313.50
20160802-0079624

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 355,000.00 Affiant Subscribed and sworn to before me, this 29th day of July, 2016. Notary Public My commission expires: 11-5-19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Carl Demko **Carly Melissa Brown**	New Owner	**08800005500**
7536 Lakeview Drive		
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 ACKNOWLEDGE, WE,

Altha Annette Dotson Mayes, married woman

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

Joseph Carl Demko, unmarried and Carly Melissa Brown, unmarried

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:

A parcel that lies wholly in the 8th Civil District of Davidson County, Tennessee, shown on property map 88, Assessor's Office and is bound in general on the North by Rucker, East by Rucker, South by Lakeview Drive, and on the West by Tidwell, being more particularly described as follows:

Beginning at an iron rod (old) in the Northerly right of way of Lakeview Drive, in a drainage ditch, said rod being 25 feet from the center of said road and said rod being the Southeast corner of the Greer C. Tidwell, et. ux. property (Book 4547, page 744). thence, leaving Lakeview Drive and with Tidwell's Easterly property line N 28 deg. 33 min. 13 sec. W 469.00' to an iron rod (new), [formerly and 8 inch hackberry, now gone]. Thence, continuing with Tidwell's Easterly property line N 21 deg. 25 min. 11 sec. W 321.99' to an iron rod (new) in the Easterly property line of Tidwell, said rod being S 21 deg. 25 min. 11 sec. E 401.67' from an iron rod (old) near the head of a hollow, marking an interior corner between Tidwell and Rucker. Thence, with a new property line, severing the Robert A. Rucker Jr., et. ux. property (Book 4203, page 497; Book 3278, page 590; Book 8945, page 992) the following 4 bearings and distances to iron rod(s) (new); N 68 deg. 34 min. 49 sec. E 255.42' S 22 deg. 26 min. 40 sec. E 342.68'; S 51 deg. 17 min. 35 sec. E 116.19'; S 29 deg. 59 min. 08 sec. E 316.64' to an iron rod (new) set in an existing fence row, said rod being in the Northerly right of way of Lakeview Drive, and being 25 feet from the center of said road. Thence, with the Northerly right of way of Lakeview Drive S 62 deg. 51 min. 47 sec. W 309.88' to the point of beginning, containing 5.010 acres, according to a survey by Gregory Underwood RLS #1299, 9086 Old Haring Road, Franklin, Tennessee 37064, plat dated Sept. 22, 1994.

Being the same property conveyed to James O. Dotson, III and wife, Altha Annette Dotson, from Robert A. Rucker, Jr. and wife, Mattie Earline Rucker, by Warranty Deed dated October 31,1994 of record in Book 9512, page 215, Register's Office for Davidson County, Tennessee. The said James O. Dotson, III having since died on June 1, 2002. Altha Annette Dotson having since remarried and is now known as Altha Annette Dotson Mayes. James Lee Mayes joins to convey any interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7536 Lakeview Drive, 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 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 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 29th day of July, 2016.

Altha Annette Dotson Mayes
Altha Annette Dotson Mayes

James Lee Mayes By: Altha Annette Dotson Mayes Attorney in Fact
James Lee Mayes
By: Altha Annette Dotson Mayes
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Altha Annette Dotson Mayes,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2016.

Notary Public

My Commission Expires: 12/27/17

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Altha Annette Dotson Mayes** to me known to be the person who executed the foregoing instrument in behalf of **James Lee Mayes** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **James Lee Mayes.**

Witness my hand, at office, this 29th day of July, 2016.

Notary Public

My Commission Expires: 12/27/17

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON