WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/16 10:38 3 pgs
Fees:18.00 Taxes:277.50
20160921-0099371

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $75,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2493B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jon Damratoski		101 000 20000
7116 River Road Pike lot		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES O. DOTSON, JR AND WIFE, HENRYETTA H. DOTSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JON DAMRATOSKI

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

WILLIAM SULLIVAN DIVISION TRACT TWO

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 101, ASSESSOR'S OFFICE, LYING SOUTH OF RIVER ROAD IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE AND BEING TRACT TWO OF THE WILLIAM SULLIVAN DIVISION. BOUNDED N GENERAL BY RIVER ROAD ON THE NORTH; WILLIAM SULLIVAN TRACT THREE ON THE EAST, LUTHER E. CULLUM ON THE SOUTH, AND WILLIAM SULLIVAN TRACT ONE ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH MARGIN OF RIVER ROAD (30' FROM THE CENTER) BEING LOCATED N82 deg 35'49"E 659.28' FROM THE NORTHEAST CORNER OF JACKIE DIANE HAMM (REF INSTRUMENT NUMBER 20000131 PAGE 9516 R.O.D.C.), THENCE LEAVING TRACT ONE OF THE WILLIAM SULLIVAN DIVISION AND WITH THE SOUTH MARGIN OF RIVER ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA- 22 deg 49'41"; RADIUS= 607.97'; ARC= 242.23'; TANGENT=122.74'; CHORD N67 deg 12' 35"E 240.63' TO AN IRON PIN SET; THENCE N55 deg 47'45"E 39.42' TO AN IRON PIN SET, THE NORTHWEST CORNER OF TRACT THREE OF WILLIAM SULLIVAN DIVISION; THENCE LEAVING RIVER ROAD AND WITH TRACT THREE'S WEST LINES S18 deg 44'05"E 545.44' TO AN IRON PIN SET IN AN ANCIENT FENCE, LUTHER E. CULLUM'S NORTH LINE REF DEED BOOK 3405 PAGE 361 R.O.D.C.); THENCE LEAVING TRACT THREE AND WITH CULLUM'S FENCE LINE S65 deg 10'58"W 58.05' TO AN IRON PIN SET; THENCE S63 deg 07'15"W 123.52' TO AN IRON STAKE IN THE FENCE; THENCE S55 deg 43'20"W 106.80' TO AN IRON PIN SET; THENCE S75 deg 38'28"W 52.44' TO AN IRON PIN SET; THENCE S72 deg 09'28"W 117.89' TO AN IRON PIN SET; THENCE S83 deg 09'28"W 88.03' TO AN IRON PIN SET; THENCE N76 deg 24' 17"W 186.84' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF TRACT ONE OF THE WILLIAM SULLIVAN DIVISION; THENCE LEAVING CULLUM AND WITH THE EAST LINE OF TRACT ONE N41 deg 01'22"E 489.04' TO AN IRON PIN SET; THENCE N19 deg 43' 15"W 200.00' TO THE POINT OF BEGINNING, CONTAINING 5.50 ACRES, MORE OR LESS AND BEING A PORTION OF WILLIAM F. SULLIVAN PROPERTY AS RECORDED IN DEED BOOK 6664 PAGE 756 AND DEED BOOK 10681 PAGE 189 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSE, 37062 AND DATED SEPTEMBER 27, 2002.

Being a portion of the same property conveyed to James O. Dotson Jr. and wife, Henryetta H. Dotson by warranty deed from William F. Sullivan, a widower of record in Instrument No. 20030210-0018156 Register's Office for Davidson County, Tennessee, dated 02/06/2003 and recorded on 02/10/2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Easement of record in Instrument Number 20030210-0018156, in the Register's Office for DavidsonCounty, Tennessee.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

This is property known as 7116 River Road Pike lot, 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 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 hand on the 16th day of September, 2016.

James O. Dotson, Jr

Henryetta H. Dotson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JAMES O. DOTSON, JR AND HENRYETTA H. DOTSON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of September, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2493B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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

