BILL GARRETT, Davidson County
Trans:T20160094510 DEEDWARR
Recvd: 10/26/16 10:49 2 pgs
Fees:13.00 Taxes:1202.50

20161026-0113085

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160800479

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$325,000.00 Sandra M Percival
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the
25th day of October, 2016
Notary Public
MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra M. Percival and Tessica R. Sizemore	**Wells Fargo Home Mortgage**	**182-00-0-056.00**
13681 Old Hickory Blvd.	**P.O. Box 11701**	
Cane Ridge, TN 37013	**Newark, New Jersey 07101-4701**	

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,

Wylie Ray Herrod and Phyllis Batson Herrod, as tenants by the entireties

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

Sandra M. Percival, Married and Tessica R. Sizemore, A Single Woman, as tenants in common with rights of survivorship

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 tract of land in the 5th, formerly 6th, Civil District of Davidson County, Tennessee, being part of Lots Nos. 4, 5, 6, 9 and all of Lots Nos. 7 and 8 in the Division of the Lands of Joseph C. Nance, deceased, of record in Minute Book "M", Page 703, County Court for Davidson County, Tennessee, being Lot No. 2 on the Division of the Patton Land described according to a survey made thereof by Stephen A. Draper, Surveyor, October 12, 1959, as follows:

BEGINNING on the southerly margin of Hobson Pike at a point South 84 degrees 39 minutes East, 615.1 feet from the northeast corner of the property conveyed to C. W. Long and wife, by deed from J. Connie Covington and wife, of record in Book 1715, Page 224, Register's Office for said County, said point being also the corner of Lot Nos. 2 and 3 on said survey; thence with the line between said two lots, southerly 1,373.2 feet; thence South 86 degrees 15 minutes East, 317 feet to the corner of Lot Nos. 1 and 2; thence with the line between said two lots northerly 1,368.1 feet to the southerly margin of Hobson Pike; thence with the same North 84 degrees 39 minutes West, 317 feet to the beginning, containing 10 acres.

BEING the same property conveyed to Wylie Ray Herrod and wife, Phyllis Batson Herrod, as tenants by the entireties, by Quitclaim Deed from Phyllis Batson Herrod, dated 3/27/71 and recorded 4/8/71 in Book 4492, Page 1; and the same property previously conveyed to Thomas I. Batson and wife, Phyllis Batson by Warranty Deed from Tom F. Jones and wife, Ruth J. Jones, dated 3/20/61 and recorded 4/10/61 in Book 3218, Page 275, Register's Office for Davidson County, Tennessee. The said Thomas I. Batson is reported to have died on December 17, 1967

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **13681 Old Hickory Blvd., Cane Ridge, TN 37013**
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 25th day of October, 2016.

Wylie Ray Herrod
Wylie Ray Herrod

Phyllis Batson Herrod
Phyllis Batson Herrod

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wylie Ray Herrod and Phyllis Batson Herrod the bargainor(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 and official seal at Murfreesboro, Tennessee, this 25th day of October, 2016.

Commission Expires:_____

Gail C. Vincent
Notary Public

