Davidson County DEEDWARR
Recvd: 12/29/16 13:34 3 pgs
Fees:18.00 Taxes:943.50
20161229-0136921

WARRANTY DEED

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Rod E Wilkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2016.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

16002948

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rod E. Wilkins	Rod E. Wilkins	
(NAME)	(NAME)	077 00 0 040.00
6441 Bresslyn Road	6441 Bresslyn Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John Kirby Pate, Executor of the Estate of Ruth B. Pate** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rod E. Wilkins, married and Bill Boone, unmarried, as joint tenants 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:

PARCEL A:
Beginning at a point in the center of Cub Creek, said point being 200' or more or less, Southwest of the property line between Pate and Vorbusch; thence with the center of said creek N 18° E 200' to a point in the center of Cub Creek; thence continuing with said creek northeasterly 150' more or less to a point in the center of Cub Creek; said point being Mundy's southwest property corner as described in Book 5116, Page 589 R.O.D.C.; thence N 65° W 16.5 feet more or less to the center line of Cub Creek Road; thence with the center line of Cub Creek Road in a southwesterly direction 350' more or less to a point in the center of Cub Creek Road; thence southeasterly to the point of beginning.

PARCEL B:
TRACT I:
The following described tract of land is located in the 8th District of Davidson County, Tennessee and is a west portion of a tract of land registered in Deed Book 3830, Page 555, Register's Office for Davidson County and is known as the Enoch Dozier Farm.

Bounded on the north and east by the Enoch Dozier Farm. Bounded on the west by Cub Creek and Alton Foutch. Bounded on the south by the Saddler property.

Beginning with an iron pipe on the east bank of Cub Creek, said pipe being on the east bank and 15' from the center of the creek. Thence North 85° 45' W 15 feet to the center of the creek. Thence with the meanders of the creek North 39° 40' E 179 feet; North 32° 00' E 226 feet; North 14° 35' E 100 feet; North 53° 30' E 139 feet; North 29° 40' E 24 feet; North 55° 30' W 99 feet; North 20° 35' E 131.5 feet; North 29° 30' E 100 feet; North 20° 00' E 124 feet; North 47° 25' E 165 feet; North 74° 30' E 61 feet; North 57° 12' E 40 feet; North 30° 45' E 105 feet; North 4° 30' E 58.5 feet; North 18° 00' E 205 feet. Thence leaving the center of the creek South 49° 30' E passing an iron pipe at 15 feet in all 450 feet to an iron pipe; thence South 23° 35' E 552 feet to a pile of rocks. South 35° 55' E 257 feet to a pile of rocks; South 4° 00' E 476 feet to an iron pipe; South 21° 30' E 580 feet to an iron pipe; thence South 63° 15' W 242 feet to an iron pipe; South 79° 02' W 227 feet to an iron pipe; South 50° W 269 feet to an iron pipe; South 59° W 269 feet to a 20 inch hickory tree in a fence line, also a point in the north boundary line of Saddler. Thence with the boundary of Saddler North 39° 45' W 152.5 feet to a 8 inch hickory tree, North 26° 00' W 137 feet to a 24 inch beech tree; North 22° 00' W 202 feet to a 24 inch elm tree; North 11° 30' E 453 feet to a hickory tree; North 31° 15' W 269.5 feet to a set rock; North 79° 00' W 161 feet to a 8 inch persimmon tree; North 85° 45' W 164 feet to the point of beginning.

TRACT 2:
Described according to a survey made by James Brewer dated April 12, 1973, as follows:
Beginning with a point in the center of Cub Creek Road, the same point being S 13° 55' W 275 feet from the northwest corner of the Paul Bass property now Alton Foutch, the same as described in Deed Book 2488, Page 70, Register's Office for Davidson County, Tennessee. Thence from the center of Cub Creek Road S 49° 30' E 102.3 feet to the center of Cub Creek, thence with the creek S 29° 30' W 231 feet; S 55° W 69 feet; thence leaving the creek N 49° 30' W 102.3 feet to the center of the road, thence with the road N 53° 02' E 175 feet; North 13° 55' E 125 feet to the point of beginning.

Being all of the same property conveyed to John E. Pate and wife, Ruth B. Pate by Warranty Deed dated April 27, 1973 from Edward A. Knob and wife, Nancy J. Knob, of record in Book 4703, Page 698, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to John E. Pate and wife, Ruth B. Pate by Quitclaim Deed dated April 17, 1979 from Alton Foutch and wife, Edna Foutch of record in Book 5424, Page 748, said Register's Office. Being further conveyed to Ruth B. Pate by Quitclaim Deed from John E. Pate of record in Book 9369, Page 386 and Book 9369, Page 388, said Register's Office. The said Ruth B. Pate having tied testate on June 26, 2007. Last Will and Testament of deceased has been filed for record in the Probate Court of Davidson County, Tennessee, being Case No. 07P-1415. Grantor herein conveys property as Executor of the Estate of Ruth B. Pate.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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.

Improved Property known as: **8421 Cub Creek Road, Nashville, Tennessee 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 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 29th day of December, 2016.

Estate of Ruth B. Pate

By: John Kirby Pate

John Kirby Pate, Executor

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 John Kirby Pate, Executor of the Estate of Ruth B. Pate 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 Smyrna, Tennessee this 29th day of December, 2016.

Commission expires: 6-18-17

Heather Lee
State of Tennessee Notary Public
Rutherford Co.
Expires 6-18-17

Heather Lee

Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

