WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170009443 DEEDWARR
Recvd: 02/01/17 12:13 4 pgs
Fees:23.00 Taxes:1017.50

20170201-0010699

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

Return To: BCokley
BridgeTrust Title
4400 Harding Pike #400
Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah A. Kaplan	Deborah A. Kaplan	01100009800
(NAME) 3091 Freeman Hollow Rd.	(NAME) 3091 Freeman Hollow Rd.	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Linda B. Walrond, Roy Dean Ayers, Johnnie Morris Ayers and Dianne Ayers, Devisees under the Last Will and Testament of Johnnie L. Ayers a/k/a Johnny L. Ayers, deceased and being the widower of Danieth W. Ayers, deceased, and Johnnie Morris Ayers, Sole-Executor under the Last Will and Testament of Johnnie L. Ayers of record in Probate File 15P1284, Probate Clerk's Office for Davidson County, Tennessee., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah A. Kaplan, unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:

Being in the 10th Civil District of Davidson County, Tennessee, being part of the W. E. Ayers Property and described according to a survey made by Cummings and Cummings, Surveyors & Consultants, dated_____, as follows:

BEGINNING at a spike in the center of Freeman Road, located at the southeasterly corner of the property conveyed to Jeffrey A. Bond, by deed of record in Book 4369, Page 660, the said beginning point being also the northeasterly corner of the subject property; thence, along the center of Freeman Road, south 2 deg. 03' West 285 feet to a spike; thence, leaving Freeman Road, north 89 deg. 55' west 917.05 feet to an iron pin; thence, north 2 deg. 03' east 285 feet to an iron pin; thence south 89 deg. 55' east 917.05 feet to the point of beginning, containing 6.00 acres, more or less.

*****INCLUDED in the above description, but EXCLUDED therefrom is that property conveyed to Jerry A. Wright, his heirs, successors and assigns from Johnnie L. Ayers, a/k/a Johnny L. Ayers and Wife, Danieth W. Ayers by Quitclaim Deed dated May 9, 1991 of record in Book 8349, Page 589, Register's Office for Davidson County, Tennessee, described as follows:**

To find the POINT OF BEGINNING, begin at a point at the intersection of the westerly right-of-way (25 feet from the centerline) of Freeman Hollow Road with the southerly boundary line of property owned by Johnny L. Ayers and wife, of record in Deed Book 4635, Page 248 in the Register's Office of Davidson County, Tennessee; Thence, with said boundary line North 89 degrees 55 minutes 00 seconds West 445.97 feet to an iron pin at the POINT OF BEGINNING; Thence, continuing with said boundary line as follows: North 89 degrees 55 minutes 00 seconds West 446.03 feet to an iron pin, North 2 degrees 03 minutes 00 seconds East 15.00 feet to an iron pin; Thence severing said Ayers property South 87 degrees 59 minutes 22 seconds East 445.77 feet to the Beginning containing 0.08 acre.

Being a **portion** of the property conveyed to Johnny L. Ayers, and Wife, Danieth W. Ayers from William Earl Ayers and Wife, Sue Batson Ayers by Warranty Deed dated August 28, 1972 of record in Book 4635, Page 248, Register's Office for Davidson County, Tennessee. Danieth W. Ayers having died on September 13, 2013 did predecease Johnny L. Ayers. Johnny L. Ayers a/k/a Johnnie L. Ayers having died testate and under Article Three of the Last Will and Testament of Johnnie L. Ayers, deceased, of record in Probate File 15P1284, Probate Court Clerk's Office for Davidson County, Tennessee, all property of any kind was devised to Linda B. Walrond, Roy

Dean Ayers, Johnnie Morris Ayers and Dianne Ayers.

TRACT 2:

Being in the 10th Civil District of Davidson County, Tennessee, more particularly described and bounded as follows:

BEGINNING at a point at the intersection of the westerly right-of-way (25 feet from the centerline) of Freeman Hollow Road with the southerly boundary line of property owned by Johnny L. Ayers and Wife, of record in Deed Book 4635, Page 248 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way- South 2 degrees 03 minutes 00 seconds West 15.00 feet to an iron pin; Thence, severing the property of Jerry A. Wright of record in Deed Book 6974, Page 116 and Deed Book 6545, Page 884, in said Register's Office, North 87 degrees 59 minutes 22 seconds West 445.71 feet to an iron pin in said Ayer's southerly boundary line; Thence, with said boundary line South 89 degrees 55 minutes 00 seconds East 445.97 feet to the BEGINNING containing 0.08 acre.

Being the same property conveyed to Johnnie L. Ayers and Wife, Danieth W. Ayers from Jerry A. Wright and Allen W. Wright and Wife, Jessie W. Wright by Quitclaim Deed dated May 9, 1991 of record in Book 8349, Page 587, Register's Office for Davidson County, Tennessee. Danieth W. Ayers having died on September 13, 2013 did predecease Johnny L. Ayers. Johnnie L. Ayers a/ka/ Johnny L. Ayers having died testate and under Article Three of the Last Will and Testament of Johnnie L. Ayers, deceased, of record in Probate File 15P1284, Probate Court Clerk's Office for Davidson County, Tennessee, all property of any kind was devised to Linda B. Walrond, Roy Dean Ayers, Johnnie Morris Ayers and Dianne Ayers.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

*******BY EXECUTION HEREOF, GRANTORS MAKE OATH AND AFFIDAVIT THAT DANIETH W. AYERS, DIED ON OR ABOUT SEPTEMBER 3, 2013, LEAVING JOHNNIE L. AYERS A/K/A JOHNNY L. AYERS AS SOLE SURVIVING TENANT BY THE ENTIRETY, THERE HAVING BEEN NO DIVORCE OR LEGAL SEPARATION PRIOR TO HER DEATH; THAT, JOHNNIE L. AYERS IS ONE AND THE SAME PERSON AS JOHNNY L. AYERS, HAVING DIED ON OR ABOUT NOVEMBER 27, 2014, LEAVING HIS DAUGHTER, "LINDA B. WALROND", HIS SON, "ROY DEAN AYERS", HIS SON, "JOHNNIE MORRIS AYERS" AND HIS DAUGHTER IN LAW, "DIANNE AYERS" AS DEVISEES, EQUALLY SHARE AND SHARE ALIKE, UNDER HIS LAST WILL AND TESTAMENT IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET #15P1284.**

unimproved ☐

This is improved ☑ property, known as 3091 Freeman Hollow Rd., Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 this 30th day of January, 2017.

Johnnie Morris Ayers, Sole-Executor of the Estate of Johnnie L. Ayers a/k/a Johnny L. Ayers

Linda B. Walrond, Devisee under the Last Will and Testament of Johnnie L. Ayers a/k/a Johnny L. Ayers

Roy Dean Ayers, Devisee under the Last Will and Testament of Johnnie L. Ayers a/k/a Johnny L. Ayers

Johnnie Morris Ayers, Devisee under the Last Will and Testament of Johnnie L. Ayers a/k/a Johnny L. Ayers

Dianne Ayers, Devisee under the Last Will and Testament of Johnnie L. Ayers a/k/a Johnny L. Ayers

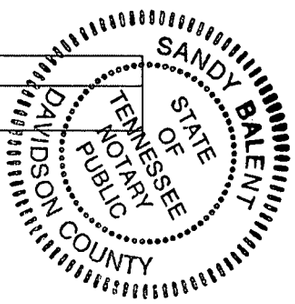
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Johnnie Morris Ayers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Executor (Executrix) of the **Estate of Johnnie L. Ayers a/k/a Johnny L. Ayers,** the within named bargainor, and he/they as such Executor (Executrix) executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/ themselves as Executor(Executrix).

WITNESS my hand and seal, this ☑ 30th day of January, 2017

My Commission Expires:	
ⓘ 11-5-19	Notary Public ☑



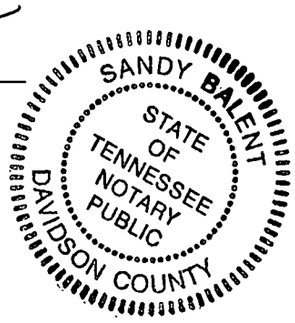
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Linda B. Walrond**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 30 day of January, 2017.

My Commission Expires:
11-5-19

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Roy Dean Ayers**, 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.

WITNESS my hand and seal this 30 day of January, 2017.

My Commission Expires:
11519

Notary Public



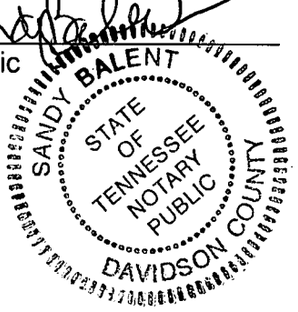
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Johnnie Morris Ayers**, 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.

WITNESS my hand and seal this 30 day of January, 2017.

My Commission Expires:
11519

Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Dianne Ayers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 30 day of January, 2017.

My Commission Expires:
11-5-19

Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

