File Box
248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170023686 DEEDWARR
Recvd: 03/21/17 08:32 2 pgs
Fees:13.00 Taxes:418.10
20170321-0027197

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Mike Bartholomew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mike Bartholomew	Mike Bartholomew	08111046300
(NAME)	(NAME)	
251 Harpeth View Trail	251 Harpeth View Trail	
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082	Kingston Springs, TN 37082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **B. B. Doubleday Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mike Bartholomew,** 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:

Being a part of the south 82 feet of the West 124 feet of Lot No. 123 on the Map of Addition to the Town of McGavock of record in Book 21, page 41, Register's Office for Davidson County, Tennessee. Said part of the south 82 feet of the west 124 feet of Lot No. 123 is described according to an unrecorded survey made by Hickerson and Hickerson Engineers, on 1/27/62, as follows:

Beginning at a point on the north side of Wheless Street at its intersection with 12th Avenue North; thence north along the easterly margin of 12th Avenue North 82 feet to a point; thence north 52 deg. 30' east 67 feet to a point; thence south 37 deg. 30' east 82 feet to a point in the northerly margin of Wheless; thence south 52 deg. 30' West along the northerly margin of Wheless Street 67 feet to the point of beginning.

Being the same property conveyed to B. B. Doubleday Jr. by deed from Paul Harold Barnett and wife, Nancy Barnett dated 10/12/71, of record in Book 4552, page 121, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record. This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 1114 Wheless Street, Nashville, TN 37208
(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 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 my/our hands this 16th day of March, 2017.

B. B. Doubleday Jr.

State of Tennessee
County of Williamson

Personally appeared before me B. B. Doubleday Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of March, 2017.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2017-007