BILL GARRETT, Davidson County
Trans: T20170043162 DEEDWARR
Recvd: 05/22/17 10:02 2 pgs
Fees: 13.00 Taxes: 220.15

20170522-0050364

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,500.00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Bouldin	Michael Bouldin	100-00-0
(NAME)	(NAME)	(MAP)
7165 Holt Run Drive	New Owner Same	094.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Barbara W. Abernathy, married,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Bouldin**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain tract of land in Davidson County, Tennessee, described as follows: Beginning at an iron pin set in the Southerly margin of Old Pond Creek Road; thence with the Southerly margin of Old Pond Creek Road and a curve to the left, said curve having a central angle of 17 degrees 06' 47", a radius of 270 feet, a length of 80.64 feet and a chord bearing a distance of South 80 degrees 20' 16" East 80.34 feet; thence, South 88 degrees 53' 40" East, 67.79 feet to the beginning of a curve to the left; thence, with said curve having a central angle of 21 degrees 27' 49" a radius of 553.00 feet, a length of 207.16 feet and a chord bearing a distance of North 80 degrees 22' 25" East, 205.95 feet; thence, continuing with said margin, North 69 degrees 38' 31" East 164.97 feet to an iron pin set; thence, severing the Timothy C. and Suzanne E. Cox property as of record in Instrument No. 200403170030492 R.O.D.C., TN South 2 degrees 10' 48" West, 511.30 feet to an iron pin set; thence North 87 degrees 49' 13" West 501.41 feet to an iron pin set; thence North 2 degrees 10' 48" East 415.12 feet to the point of beginning containing 217,802 sq ft or 5.01 acres more or less, Prepared by Southern Precision Land Surveying Inc., PO. Box 220, Pegram, TN 37143-0220, File No. 08-0064 Brian A. McCain RLS No. 2256.

Being the same property conveyed to Barbara W. Abernathy and husband, Stephen W. Abernathy by Warranty deed from Kathleen Dempsey, unmarried of record in Instrument No. 20160829-0089936 Register's Office for Davidson County, Tennessee, dated August 17, 2016 and recorded on August 29, 2016; and further

Being the same property conveyed to Barbara W. Abernathy by Quitclaim deed from Stephen W. Abernathy of record in Instrument No. 20170104-0000781 Register's Office for Davidson County, Tennessee, dated January 03, 2017 and recorded on January 04, 2017.

THE SUBJECT PROPERTY IS NOT, AND HAS NEVER BEEN, THE RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 5.01 acres, Old Pond Creek Road, Pegram, Tennessee 37143-9446

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 hand(s) this 18 day of May, 2017.

Barbara W. Abernathy

Barbara W. Abernathy

STATE OF North Carolina
COUNTY OF Alamance.

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Barbara W. Abernathy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor(s), and that they executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at ~~office~~ on this the 18th day of May, 2017.

Lisa Evans Clapp

Notary Public

My Commission Expires: 01/18/2021

LISA EVANS CLAPP NOTARY PUBLIC ALAMANCE COUNTY, NC