Davidson County DEEDWARR
Recvd: 07/14/17 15:48 3 pgs
Fees:18.00 Taxes:1550.30
20170714-0071255

WARRANTY DEED

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 419,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2017

Notary Public:

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David Purser	New Owner	Parcel ID:
4914 Timberdale Drive		14705023000
Nashville, TN 37211		

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

Charles L. Pickney, Jr. and Marian E. Pickney, Trustees of The Marian E. Pickney Trust dated March 5, 1993

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
David Purser and wife, Caroline S. Purser
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 Lot No. 118 on the Plan of Caldwell Country Estates, Section 2, of record in Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles L. Pickney and Marian E. Pickney, Trustees of the Marian E. Pickney Trust dated March 5, 1993 by Quitclaim Deed from Charles L. Pickney, Jr. and wife, Marian E. Pickney, of record in Book 9007, Page 278, dated March 5, 1993, Register's Office for said County. See also deed of record in Book 6295, Page 180, said Register's Office.

This conveyance is subject to Restrictions of record in Book 1788, Page 108; Book 2907, Page 93, and Book 2921, Page 87, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 128, said Register's Office; (3) Sewer and Drainage Easement to Metro of record in Book 6226, Page 248, said Register's Office.

Charles L. Pickney and Charles L. Pickney, Jr. being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4914 Timberdale Drive, Nashville, TN 37211

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 14th day of July, 2017.

The Marian E. Pickney Trust dated March 5, 1993

By: Charles L. Pickney, Jr., Trustee

By: Marian E. Pickney, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Pickney, Jr. and Marian E. Pickney, Trustees of The Marian E. Pickney Trust dated March 5, 1993, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they are Trustees of The Marian E. Pickney Trust dated March 5, 1993, and as such Trustees, he/she/they are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY