

STATE OF TENNESSEE 20824
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Diane Lee Boner Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2017.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Jacob P. Plahuta	Send Tax Bills To: New Owner
(Name) 706 Ronnie Road	(Name)
(Street Address or Route Number) Madison, TN 37115	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Bill Garrett Davidson County
Batch# 9592 DEEDWARR
10/09/2017 10:50:09 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20171009-0103222

Map-Parcel Number(s): 042 07002300

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, I/WE, Diane Lee Boner Watts HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacob P. Plahuta and Melanie C. Plahuta, husband and wife, 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:

LAND lying and being in the 11th Civil District of Davidson County, Tennessee, as shown on the survey made by Harvey Gee, Surveyor, dated August 13, 1960, and being part of the W. W. Gray Lands, and described as follows:

Beginning at a point in the easterly margin of Ronnie Road, which point is 428.01 feet south of a concrete monument in the east margin of said Road, opposite a turn into Campbell Road; thence North 85 deg. East 450 feet to a point; thence South 29 deg. 01 min. East 120.65 feet to a point; thence South 85 deg. West 382.5 feet to the east margin of Ronnie Road; thence with the margin of the same, North 5 deg. West 100 feet to the point of beginning.

BEING the same property conveyed to Roy L. Boner and wife, Mary G. Boner by Warranty Deed from Adrian Pafford and wife, Bonnie Thelma Pafford, dated August 14, 1968, and filed on August 16, 1968, in Book 4261, page 33, said Register's Office. The said Roy L. Boner having predeceased Mary G. Boner. Title now vested in Diane Lee Boner Watts pursuant to Executor's Quitclaim Deed dated August 24, 2017, and filed in Instrument No. 20170825-0087618, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

The above described property is inherited property and is not the marital residence of Grantor.

This is improved property known as 706 Ronnie Road, Madison, TN 37115.

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, their 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, 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 his/her/their hand(s) this 6th day of October, 2017.

Seller Diane Lee Boner Watts

Diane Lee Boner Watts

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Diane Lee Boner Watts, 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 Nashville, Tennessee, this 6th day of October, 2017.

My commission expires 3/6/2018.

Ollie Mai Parsley

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018