Bill Garrett Davidson County
Batch# 11272 DEEDWARR
10/10/2017 04:09:30 PM 5 pgs
Fees: $28.00 Taxes: $18.50
20171010-0104076

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/25/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-100588

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Todd Baldree	Todd Baldree	
(NAME) 1794 Villa Place	(NAME) 1794 Villa Place	104-12-0-298.00 and 104-12-0-299.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Thousand And No/100 Dollars ($5,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRENDA HUMPHREY AND BEVERLY TURNER AND SYBIL PEPPER-SPENCER AND BRUCE JOHNSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TODD BALDREE, UNMARRIED, 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:

Property located in the 17th Councilmanic District of Davidson County, Tennessee, being shown as Parcel 299.00 on Davidson County Property Map 104-12 and being more particularly described as follows:

Beginning at an Iron Rod (Old) at the intersection of the northerly right-of-way of Wedgewood Avenue (80' R.O.W.) and the easterly right-of-way of Villa Place (50' R.O.W.);

Thence, following the easterly right-of-way of said Villa Place with a curve to the right having a central angle of 88 Degrees 53 Minutes 51 Seconds, a radius of 20.00 Feet, an arc length of 31.03 Feet and a chord bearing and distance of North 33 Degrees 48 Minutes 52 Seconds West, 28.01 Feet to a point,

being the southwest corner of the property conveyed to Todd Baldree of record in Instrument No. 20170825-0087519, Register's Office for Davidson County, Tennessee;

Thence, leaving the easterly right-of-way of said Villa Place and following the southerly boundary of said Baldree property South 82 Degrees 07 Minutes 20 Seconds East, 159.45 Feet to a point on the westerly right-of-way of Metro Alley No. 436 (15' R.O.W.), being the southeast corner of said Baldree property;

Thence, leaving said Baldree property and following the westerly right-of-way of said Metro Alley No. 436 with a curve to the right having a central angle of 49 Degrees 54 Minutes 53 Seconds, a radius of 27.02 Feet, an arc length of 23.54 Feet and a chord bearing and length of South 34 Degrees 40 Minutes 58 Seconds West, 22.80 Feet to an Iron Rod (Old) on the northerly right-of-way of Wedgewood Avenue;

Thence, following the northerly right-of-way of Wedgewood Avenue North 82 Degrees 22 Minutes 15 Seconds West, 130.54 Feet to the Point of Beginning.

Containing 3,142 Square Feet or 0.07 Acres, according to a survey prepared by Jack Whitson, RLS NO. 1732, dated September 11, 2017.

Being the same property conveyed to Stuart Wilder, III, and Susan L. Allen, husband and wife by Warranty deed from Monica D. Edwards, Conservator of the person and estate of Charlotte Ann Primm, as to a one-third interest of record in Instrument No. 20030529-0072299 Register's Office for Davidson County, Tennessee, dated May 28, 2003 and recorded on May 29, 2003.

Being the same property conveyed to Todd Baldree, unmarried by Quitclaim deed from Stuart Wilder, III and wife, Susan L. Allen, as to a one-third interest of record in Instrument No. 20170825-0087520 Register's Office for Davidson County, Tennessee, dated August 24, 2017 and recorded on August 25, 2017.

Being the same property vested in Addie Pepper and Evelyn Johnson (each with a 1/3 interest), who together with Charlotte Ann Primm are the children of Howard Thomas Primm and wife, Edythe M. Primm. Addie Pepper, having since died, leaving three heirs at law, Beverly Turner, Brenda Humphrey, and Sybil Pepper-Spencer, in whom property vested in at the time of her death. Evelyn Johnson, having since died, leaving one heir at law, Bruce Johnson, in whom property vested in at the time of her death.

unimproved ☒
This is improved ☐ property, known as 1724 Villa Place, Nashville, TN 37212
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Brenda Humphrey and Beverly Turner and Bruce Johnson this 6 day of October, 2017

Brenda Humphrey
Brenda Humphrey

Beverly Turner
Beverly Turner

Bruce Johnson
Bruce Johnson

STATE OF Tennessee
COUNTY OF Williamson

On this the 6 day of October, 2017, before me personally appeared Brenda Humphrey and Beverly Turner and Bruce Johnson, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness ~~my hand and official~~ seal, this the6th day of October, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Witness Sybil Pepper-Spencer this 4th day of October 2017.

S. Pepper-Spencer
Sybil Pepper-Spencer

STATE OF Georgia
COUNTY OF Gwinnett

On this the 4th day of October, 2017, before me personally appeared Sybil Pepper-Spencer, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of October, 2017.

Notary Public

My Commission Expires: June 3, 2019

(SEAL)

MISHELL MANZO
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Jun 3, 2019

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY