Bill Garrett Davidson County
Batch# 15365 DEEDWARR
10/19/2017 10:18:57 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20171019-0107068

	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $255,000.00 Affiant Subscribed and sworn to before me, this 16th day of October, 2017. Notary Public My commission expires: 7/6/20
(Notary Stamp)	

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carey Marie Wilhoyte **Kenneth Dannon Johnson**	**New Owner**	**Map/Parcel: 044-09-0-020.00**
215 Rayon Drive		
Old Hickory, TN 37138		

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,

Roberth Lamer and Yailyn Mata, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carey Marie Wilhoyte and Kenneth Dannon Johnson, wife and husband

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:

Lot 1:

Land in Davidson County, Tennessee, being Lot No. 245 and a triangular lot on the Plan of Rayon City Development County of record in Book 843, page 13, said Register's Office. Said Lot No. 245 fronts 50 feet on the southerly side of Rayon Drive and runs back between parallel lines 150 feet to a dead line, and measures 50 feet thereon. Said triangular lot begins at an iron pin at the southeast corner of Lot 245 and runs 120 feet, more or less to a point; thence in a northwest direction 146.3 feet, more or less, to a point, said point being the southerly boundary line of Lot 247; thence east 115 feet with the southerly line of Lots 247, 246 and 245 to the point of beginning.

Lot 2:

Land in Davidson County, Tennessee being an unnumbered tract lying south of Lot No. 244 on the Plan of Rayon City Development Company as of record In Book 843, page 13, Register's Office for said County, described as follows; Beginning at a point, said point being the southwesterly corner of Lot No. 244 on the southeasterly corner of Lot No. 245; thence in a southwesterly direction 120 feet, more or less, to a concrete monument; thence S 80 deg. 01 min. E 50 feet to a point; thence N 24 deg. 46 min. E 116 feet to a point, said point being the southeasterly corner of Lot No. 244; thence with the southerly line of Lot No. 244, N 80 deg. 01 min, W 50 feet to the point of beginning.

Being the same property conveyed to Roberth Lamer and Yailyn Mata, husband and wife, by Warranty Deed, from Ashley Nicole Burlison, married, dated February 24, 2016, of record in Instrument No. 20160229-0019021, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

Restrictive covenants contained in an instrument of record in Book 1372, Page 611, Register's Office for DAVIDSON County, Tennessee.
Joint Driveway Agreement of record in Book 5172, Page 203, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government of record in Book 9377, Page 204, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 215 Rayon Drive, Old Hickory, TN 37138.

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 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 16th day of October, 2017.

Roberth Lamer

Yailyn Mata

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Roberth Lamer and Yailyn Mata, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2017.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **170542JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: O-VRES-17-215