Bill Garrett Davidson County
Batch# 17268 DEEDWARR
10/24/2017 10:39:16 AM 2 pgs
Fees: $13.00 Taxes: $240.50

20171024-0108836

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Nachilah Harris
Affiant

Subscribed and sworn to before me, this 23RD DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/29/20

(AFFIX SEAL)

TINA HAWKINS SUMNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jerry Harris and Nachilah Harris, husband and wife	Jerry Harris and Nachilah Harris (NAME)	
7760 Wilkinson Road (ADDRESS)	5517 Clarksville Pike (ADDRESS)	009 00 0 116 00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Thomas W. Abel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jerry Harris and Nachilah Harris, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.
BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF WILKINSON ROAD; THENCE ALONG SAID MARGIN N 89° 39' W 284.79 FEET; THENCE N 85° 04' W 343.61 FEET; N 61° 52' W 107.47 FEET; N 50° 15' W 143.17 FEET AND N 12° 45' W 138.45 FEET TO AN IRON PIN; THENCE, LEAVING SAID ROAD, S 85° 20' E 143.63 FEET; THENCE N 47° 48' E 248.57 FEET TO AN IRON PIN; THENCE N 9° 45' W 448.57 FEET TO AN IRON PIN; THENCE S 85° 40' E 490.44 FEET TO AN IRON PIN; THENCE S 17° 16' E 122.42 FEET; THENCE S 70° 35' E 157.96 FEET TO AN IRON PIN; THENCE S 12° 58' W 594.76 FEET TO THE POINT OF BEGINNING, CONTAINING 11.50 ACRES, MORE OR LESS, DESCRIBED ACCORDING TO A SURVEY MADE BY DEWAYNE CALDWELL, DATED OCTOBER 12, 1972.
INCLUDING BUT EXCLUDING THAT PORTION OF THE ABOVE DESCRIBED PARCEL CONVEYED IN BOOK 4898,
PAGE 785, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOW

LAND IN THE 14TH CIVIL DISTRICT OF SAID COUNTY AND STATE, DESCRIBED ACCORDING TO A SURVEY BY
GARY R. CUMMINGS, SURVEYOR, DATED DECEMBER ___, 1974, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF WILKINSON ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO GLEN R. MOORE, BY DEED OF RECORD IN BOOK 3317, PAGE 473, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH MOORE'S SOUTH BOUNDARY LINE SOUTH 85 DEGREES 15 MINUTES EAST 143.83 FEET TO AN IRON PIN; THENCE NORTH 79 DEGREES 48 MINUTES EAST 258.57 FEET TO AN IRON PIN, MOORE'S SOUTHEAST CORNER; THENCE WITH THE EAST BOUNDARY LINE OF THE SAID MOORE'S PROPERTY NORTH 09 DEGREES 45 MINUTES WEST 448.57 FEET TO AN IRON PIN, MOORE'S NORTHEAST CORNER; THENCE LEAVING SAID MOORE'S PROPERTY LINE AND RUNNING
WITH THE SOUTHERLY BOUNDARY LINE OF THE PROPERTY CONVEYED TO GERALD E. PHILLIPS, BY DEED OF RECORD IN BOOK 4226, PAGE 193, SAID REGISTER'S OFFICE, SOUTH 85 DEGREES 42 MINUTES 16 SECONDS EAST 277.19 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 19 MINUTES 10 SECONDS WEST 570.57 FEET TO AN IRON PIN; THENCE SOUTH 53 DEGREES 06 MINUTES WEST 320.83 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF WILKINSON ROAD; THENCE WITH THE SAME THE FOLLOWING COURSES AND DISTANCES; NORTH 75 DEGREES 44 MINUTES WEST TO AN IRON PIN; NORTH 48 DEGREES
50 MINUTES WEST 154.20 FEET TO AN IRON PIN; THENCE NORTH 15 DEGREES 22 MINUTES WEST 167.16 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THOMAS W. ABEL BY WARRANTY DEED FROM ALICE QUICK, OF RECORD AT BOOK 4814, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID THOMAS W. ABEL, BEING THE SAME PERSON AS THOMAS WESLEY ABEL, SINCE DIED ON APRIL 29, 2017, UNMARRIED AND BY WILL AUTHORIZED THE EXECUTOR TO

WARRANTY DEED
(Continued)

SELL REAL PROPERTY AND SIGN DEEDS. SAID WILL WAS ADMITTED TO PROBATE BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, IN THE CASE OF THOMAS WESLEY ABEL, DECEASED, CASE 17P-1711, ENTERED OCTOBER 12, 2017, AND THOMAS RANDAL HOLT APPOINTED EXECUTOR. CERTIFIED COPIES OF SAID WILL AND ORDER ARE REGISTERED HEREWITH IN BOOK *_____ PAGE _____ AND BOOK _____, PAGE _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
* 20171024-0108834 and 20171024-0108835
THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7760 Wilkinson Road, Joelton, TN 37080
(House Number) (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.

Witness my/our hand(s) this 23rd day of October, 2017.

Estate of Thomas W. Abel
BY: Thomas R Holt
Thomas Randal Holt, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Randall Holt, as Executor of the Estate of Thomas Wesley Abel, Deceased, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of October, 2017.

Notary Public

My Commission Expires: 1/29/2020

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072