Bill Garrett Davidson County
Batch# 17642 DEEDWARR
10/24/2017 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20171024-0109149

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of October, 2017.

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 31, 2020

Notary Public
My commission expires: 3/31/20

04-1710-56654

Address of New Owner:	Send Tax Bills to:	Tax Information:
Neil B. Chaffin 2368 Hobson Pike Antioch TN 37013	Neil B. Chaffin 2368 Hobson Pike Antioch, TN 37013	151-00-0-086.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Billy Keith Wilson, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Neil B. Chaffin and Sandra D. Chaffin, huband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land located in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to a survey prepared by James D. Wamble (R.L.S. No. 1136), dated April 22, 1994, as follows:

Beginning at an existing iron pin on the southern right-of-way (80-feet) of Hobson Pike. Said iron pin being approximately 1.5 feet northeast of an existing concrete highway right-of-way monument. Said pin also being the northwest corner of the herein described Wilson Property and the northeast corner of the Jimmy C and Barbara Ellen Reed Woodall Property. Both having been established by Court Order No. 87-1674-III in the Chancery Court for Davidson County, Tennessee: Thence following said southern right-of-way with a curve to the right having a central angle of 14 degrees 30 minutes 17 seconds. A radius of 1869.86 feet. An arc length of 473.37 feet, and a chord bearing and length of North 46 degrees 06 minutes 27 seconds East 472.10 feet to a concrete monument set, said concrete monument being the northwest corner of property conveyed to Cheryl Ann Murray from James P. Franklin and Anne Knox Franklin as of record in Deed Book 4785, Page 272 in the Registers Office of Davidson County, Tennessee. Thence leaving said right-of-way and following the west line of said
Cheryl Ann Murray property South 00 degrees 00 minutes 11 seconds West 846.14 feet to a concrete monument set. Said monument being the southwest corner of the aforementioned Cheryl Ann Murray property. Said monument also being on the north line of property conveyed to Cheryl Ann Murray from Thomas K. Worrall, Etux as of record in Deed Book 6301, Page 899 R.O.D.C., Tennessee: The same also being the North margin of a T.V.A. easement. The center of which lies 200-feet south of this point. Thence, following the said common north line of Murray and T.V.A. Easement. South 37 degrees 33 minutes 02 seconds West 173.37 feet to a concrete monument set in an old fence line. Said monument being the southwest corner of said Cheryl Ann Murray Property. Said monument also being on the north line of property conveyed to Frank Lombardo from James
H. Pugh as of record in Deed Book 6676, Page 937 R.O.D.C., Tennessee: Thence, leaving Cheryl Ann Murray property and following the said north line of Lombardo Property. Along an old fence line North 86 degrees 18 minutes 41

seconds West 159.99 feet to an existing iron pipe next to a four foot high cedar stump. Said pipe being the common southwest corner of Wilson and southeast corner of Woodall as established by the aforementioned court order; Thence, leaving Lombardo and following the court established common line between Wilson and Woodall North 03 degrees 30 minutes 00 seconds East 542.22 feet to an existing iron pin; thence, continuing said with said court established line North 49 degrees 38 minutes 06 seconds West 57.53 feet to an existing iron pin; thence, continuing with said court established line North 43 degrees 31 minutes 33 seconds West 93.11 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 5.05 acres, more or less.

Being the same property conveyed to Preston W. Wilson and wife, Ida M. Wilson by deed from Robert E. Worrall, Jr. and wife, Sandra P. Worrall, of record in Book 5917, Page 72, dated July 29, 1982, recorded July 29, 1982, Register's Office for Davidson County, Tennessee, and by court order entered in Case No. 87-1674-III, Chancery Court for Davidson County, Tennessee.

Further being the same property conveyed to Preston W. Wilson and wife, Ida M. Wilson by Quitclaim Deed from John L. Murray and wife, Betty W. Murray, dated May 11, 1994, recorded May 11, 1994, of record in Book 9342, Page 168, Register's Office for Davidson County, Tennessee. The said Preston W. Wilson predeceased Ida Marie Wilson. Ida Marie Wilson died on August 11, 2016 and by the terms of her Last Will and Testament filed for record in Case Number 16P1147, of the Probate Court for Davidson County, Tennessee, devised subject property to Billy Keith Wilson.

Further being the same property conveyed to Billy Keith Wilson by Executor's Quitclaim Deed from Billy Keith Wilson, Executor of the Estate of Ida Marie Wilson, dated March 28, 2017, recorded April 7, 2017, of record in Instrument No. 20170407-0034012, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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 property is improved property known as 2368 Hobson Pike, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of October, 2017.

Billy Keith Wilson

Billy Keith Wilson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Billy Keith Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 24th day of October, 2017.

Notary Public

My Commission expires: 3/31/20



True Copy Certification

I, Karen Tindall, 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 herewith 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 Rutherford

Personally appeared before me, Tonja Cox, a notary public for this county and state, Karen Tindall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission Expires: 3/31/20