WARRANTY DEED

Bill Garrett Davidson County
Batch# 21994 **DEEDWARR**
11/03/2017 11:00:51 AM 4 pgs
Fees: $23.00 Taxes: $314.50

20171103-0113106

File No. TE0003394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Jennifer Kadell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2017.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie Wall	New Owner	P/O 055-00-0-032.00
(NAME)	(NAME)	
5707 Maudina Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joseph S. Dozier,** unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Valerie Wall,** an unmarried woman, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See "Exhibit A" for Legal Description and "Exhibit B" for further reference.

Being a portion of the same property conveyed to Joseph S. Dozier and wife, Sherry J. Dozier by Installment deed from Charles E. Rohrer and wife, Ida Mai Rohrer of record in Book 8481, page 738 Register's Office for Davidson County, Tennessee, dated November 07, 1991 and recorded on November 07, 1991. The said Sherry J. Dozier having since died on June 29, 2012, and the property having become vested in Joseph S. Dozier as surviving tenant by the entirety.

GRANTOR hereby further places the following restrictive covenant that shall run with the land and be binding on all future heirs and assigns of GRANTEE: No Manufactured Home, Mobile Home or Modular Home shall be permitted on the property being conveyed herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as Tract 1 Bull Run Rd (10.10 acres), Ashland City, TN 37015

(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 hand this 1st day of November, 2017.

Joseph S. Dozier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph S. Dozier, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 1st day of November, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT A

BEGINNING AT A POINT ON THE TOP OF A 48" CMP, 1.7' FROM THE SOUTH END OF SAID PIPE, THE POINT OF BEGINNING, IN THE SOUTHERLY MARGIN OF BULL RUN ROAD, BEING TWENTY FIVE FEET FROM THE CENTER OF SAID ROAD AND BEING THE NORTHEAST CORNER OF WILLIAM ERIC PARDUE AND KIM PARDUE;

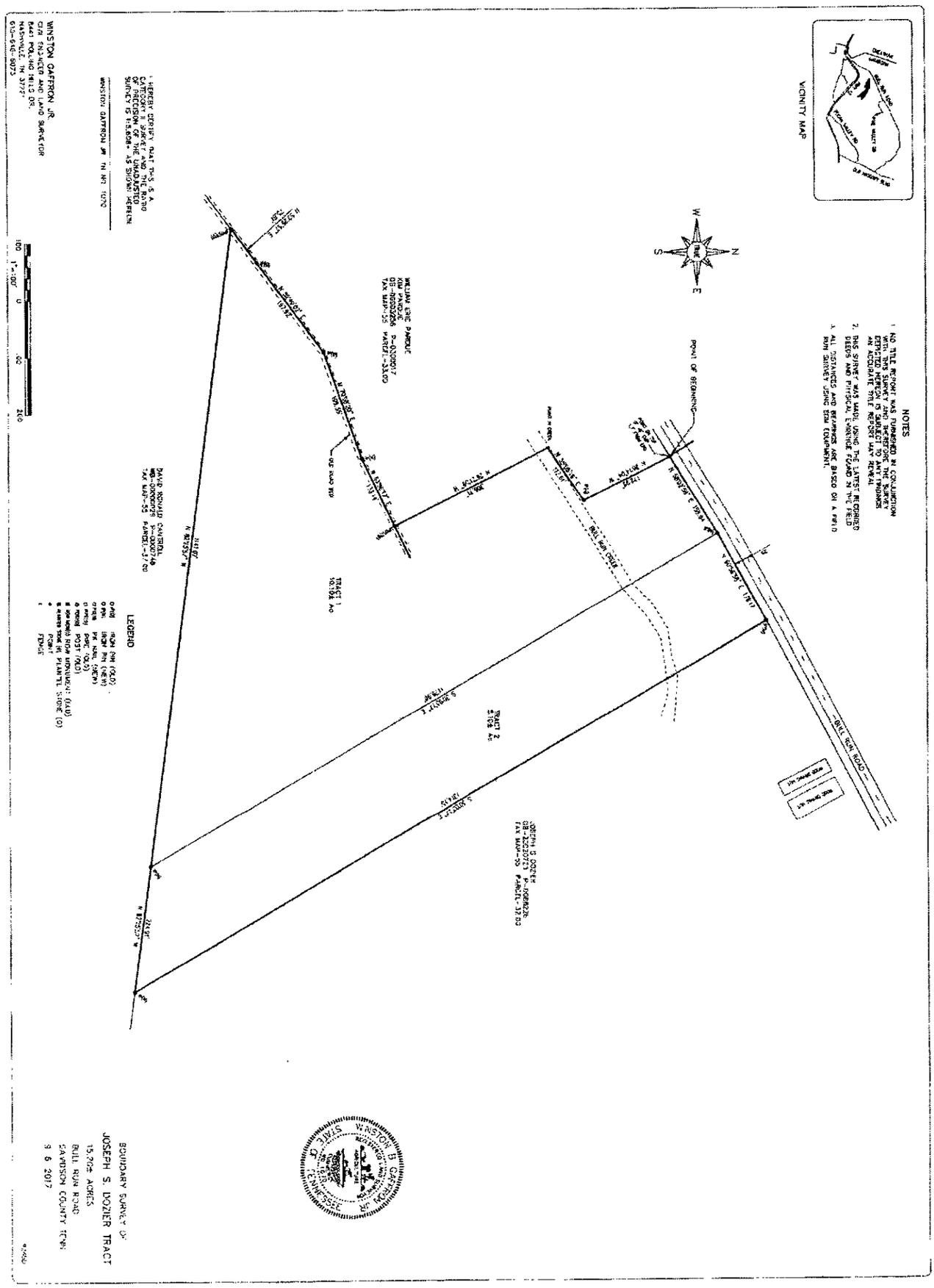
THENCE, WITH THE SOUTHERLY MARGIN OF BULL RUN ROAD,
N 58°02'58" E, A DISTANCE OF 159.84' TO AN IRON PIN;

THENCE, WITH THE WESTERLY LINE OF TRACT 1,
S 30°03'17" E, A DISTANCE OF 1179.98' TO AN IRON PIN;

THENCE, WITH THE NORTHERLY LINE OF DAVID RONALD CANTRELL,
N 82°25'57" W, A DISTANCE OF 1141.07' TO AN IRON POST;

THENCE, WITH THE SOUTHERLY LINES OF WILLIAM ERIC PARDUE AND KIM PARDUE,
BEING THE CENTER OF AN OLD ROAD BED,
N 52°26'57" E, A DISTANCE OF 75.81' TO AN IRON PIN,
N 52°49'02" E, A DISTANCE OF 197.92' TO AN IRON PIN,
N 70°08'20" E, A DISTANCE OF 199.35' TO AN IRON PIN AND
N 63°56'17" E, A DISTANCE OF 133.14' TO AN IRON POST;

THENCE, WITH THE EASTERLY LINES OF WILLIAM ERIC PARDUE AND KIM PARDUE,
N 26°21'59" W, A DISTANCE OF 306.71' TO A POINT IN BULL RUN CREEK,
N 55°05'16" E, A DISTANCE OF 112.61' TO AN IRON PIN ON THE NORTH BANK OF SAID CREEK AND
N 26°14'04" W, A DISTANCE OF 172.99'
TO THE BEGINNING, CONTAINING 10.10 ACRES, MORE OR LESS.


VICINITY MAP
NOTES
1. NO TITLE REPORT WAS FURNISHED IN CONJUNCTION WITH THIS SURVEY AND THEREFORE THE SURVEY DEPICTED HEREON IS SUBJECT TO ANY FINDINGS AN ACCURATE TITLE REPORT MAY REVEAL
2. THIS SURVEY WAS MADE USING THE LATEST RECORDED DEEDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD
3. ALL DISTANCES AND BEARINGS ARE BASED ON A FIELD RUN SURVEY USING RTK EQUIPMENT.
POINT OF BEGINNING
BULL RUN ROAD
WILLIAM ERIC PARDUE
DEED BOOK 2005
TAX MAP-25 PARCEL-33.00
DAVID RICHARD SANDERS
DEED BOOK 2005
TAX MAP-25 PARCEL-37.00
JOSEPH S. DOZIER
DB-2023073
TAX MAP-25 PARCEL-37.00
TRACT 1
10.194 Ac
TRACT 2
5.198 Ac
LEGEND
WINSTON GAFFRON JR
CERTIFIED LAND SURVEYOR
8461 POPLAR HILLS DR.
NASHVILLE, TN 37221
615-646-5073
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:5,808+ AS SHOWN HEREIN
WINSTON GAFFRON JR TN RPT 1070
BOUNDARY SURVEY OF
JOSEPH S. DOZIER TRACT
15.392± ACRES
BULL RUN ROAD
SAMPSON COUNTY TENN
9 6 2017