Bill Garrett Davidson County
Batch# 24206 DEEDWARR
11/08/2017 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $665.63
20171108-0115250

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1666TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of November, 2017.

Notary Public

Commission Expiration:

CARRIE ANN PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
William Yearwood 4603 Grays Point Road Joelton, TN 37080	SAME AS NEW OWNER	028 00 0 053.00

WARRANTY DEED

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, I, **Deborah A. Solomon, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Yearwood, 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 known as 4603 Grays Point Road Joelton, TN 37080, County of Davidson to wit:

Land in the 14th Civil District, formerly the 24th, of Davidson County, Tennessee, described according to a survey by John Kohl, dated September 13, 1971, as follows:

Beginning at a point in the center of the Grays Point Road at the northwest corner of the property conveyed to Perry by deed from Henderson as of record at Book 3102, page 199, R.O.D.C.T.; thence, with said Perry's westerly line, South 5° West, 2000-feet, more or less, to a point being said Perry's southwest corner; thence, South 89° 15' West 267.3-feet to an iron pipe; thence, along an old fence and the easterly line of part of Lot No. 12 of the Henry Floto's Estate as of record at Book 421, page 147, R.O.D.C.T., and continuing with the easterly line of the property conveyed to Leslie L. Williams by deed of record at Book 1340, page 80, R.O.D.C.T., North 5° East, 2011-feet to the center of said Road; thence, with the center of said Road, due East 83-feet to a point; thence, with the same South 85° East, 100-feet to a point; thence, with the same, South 87° 30' East, 83-feet to the point of beginning, and containing 12.25 acres, more or less.

Being the same property conveyed to Deborah A. Solomon, by deed from John H. Pamplin, an unmarried person, dated 10/30/1990, filed and recorded 11/08/1990, of record in Book 8233, Page 930, said Register's Office.

Tax Map and Parcel ID is as follows 028 00 0 053.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 4603 Grays Point Road, Joelton, TN 37080

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 unemcumbered, 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 7th day of November, 2017.

Deborah A. Solomon

STATE OF FLORIDA

COUNTY OF St Lucie

On this 7th day of November, 2017, before me personally appeared **Deborah A. Solomon**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of November, 2017.

Lisa M Caudullo

Notary Public
Commission Expiration: 9/25/19

LISA M. CAUDULLO
Notary Public - State of Florida
Commission # FF 242801
My Comm. Expires Sep 25, 2019
Bonded through National Notary Assn.

True Copy Certification

I, **Chasity Petty**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: 3/31/2020

