Bill Garrett Davidson County
Batch# 24825 **DEEDWARR**
11/13/2017 09:49:33 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20171113-0116003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 10TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

TINA HANCOCK NOTARY PUBLIC STATE OF TENNESSEE SUMNER 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
Wall Family Revocable Living Trust Agreement dated December 20, 2010	Wall Family Revocable Living Trust Agreement dated December 20, 2010 (NAME)	02605007900
2091 Katherine Drive (ADDRESS)	2091 Katherine Dr. (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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 Norma Jean Metzgar, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wall Family Revocable Living Trust Agreement dated December 20, 2010, 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 DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL & COMPANY, DATED JULY 5, 1985, AS FOLLOWS:

THE POINT OF BEGINNING IS A STEEL PIN LOCATED IN THE EASTERLY RIGHT-OF-WAY OF TWO MILE PIKE 600 FEET SOUTH OF AN IRON PIN (LOCATED IN THE SOUTHEAST INTERSECTION OF THE TWO MILE PIKE AND L & N RAILROAD UNDERPASS); THENCE FROM THE POINT OF BEGINNING NORTH 69 DEG. EAST 165 FEET TO THE L & N RAILROAD RIGHT-OF-WAY; THENCE FOLLOWING THE L & N RAILROAD RIGHT-OF-WAY IN A SOUTHERLY DIRECTION 100.7 FEET TO AN IRON PIN; THENCE SOUTH 69 DEG. WEST 153 FEET TO THE EASTERLY RIGHT-OF WAY OF TWO MILE PIKE; THENCE FOLLOWING SAID RIGHT-OF-WAY IN A NORTHERLY DIRECTION 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NORMA JEAN METZGAR BY DEED FROM ROBERT W. DAVIS BY AND THROUGH CLAUDIA DAVIS, ATTORNEY IN FACT, OF RECORD BY INSTRUMENT NO. 20000712-0069181, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 308 Two Mile Pike, Goodlettsville, TN 37072
(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 10th day of November, 2017.

WARRANTY DEED
(Continued)

Norma Jean Metzgar

Norma Jean Metzgar

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norma Jean Metzgar, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2017.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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