# WARRANTY DEED

STATE OF Tenn
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Wilson Arnett secretary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2017.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: 7.19.21
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-080454

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| W & R, Inc., a Tennessee Corporation | W & R, Inc., a Tennessee Corporation | |
| (NAME) 700 12th Avenue S. Unit 506 | (NAME) 700 12th Avenue S. Unit 506 | 172-00-0-018.00 |
| (ADDRESS) Nashville, TN 37203 | (ADDRESS) Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty-Five Thousand And No/100 Dollars ($455,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STELLA MAYFIELD, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W & R, INC., A TENNESSEE CORPORATION, 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:

A tract of land in the 6th Civil District of Davidson County, Tennessee, being a part of Lot 1 on the Plan of the Partition of the lands of Pierce Waller, deceased, and as of record in Book 56, page 453, Register's Office and described according to a survey made by Cantrell, Connell and Morrision, Engineers, June 1960, and revised May 15, 1961, as follows:

Beginning on the westerly margin of Edmondson or Owen and Winstead Pike at a point 1272.5 feet south of the southerly margin of Hardscuffle Road; thence with said Pike, south 14 deg. 33' east 95 feet and south 27 deg. 37' east 158 feet to the northeast corner of the property conveyed to James A. Box and wife, by deed from George J. Gianikas and wife, as of record in Book 3028, page 351, said Register's Office; thence with the northerly line of said Box Property, south 72 deg. 15' west 351.1 feet; thence north 13 deg. 15' west 250 feet; thence north 72 deg. 15' east 340 feet to the beginning, containing 2 acres, more or less.

Bill Garrett Davidson County
Batch# 25799 DEEDWARR
11/15/2017 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20171115-0117376

Being the same property conveyed to Lonzo Mayfield and wife, Stella Mayfield by Warranty deed from Plummer Maxwell Hodges, Jr. and wife, Dorothy K. Hodges of record in Instrument No. 20020304-0026533 Register's Office for Davidson County, Tennessee, dated February 28, 2002 and recorded on March 4, 2002.

Lonzo Mayfield having since passed on November 25, 2016, leaving said property to spouse Stella Mayfield.

unimproved ☐
This is improved ☒ property, known as 5935 Edmonson Pike, Nashville, TN 37211
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Stella Mayfield, UNMARRIED this 13th day of November, 2017.

Stella Mayfield
Stella Mayfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

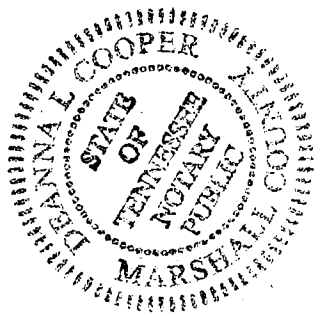
On this the 13th day of November, 2017, before me personally appeared Stella Mayfield, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of November, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



# True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY