WARRANTY DEED

Bill Garrett Davidson County
Batch# 29356 **DEEDWARR**
11/22/2017 12:28:54 PM 2 pgs
Fees: $13.00 Taxes: $157.25

20171122-0120102

File No. TE0003599

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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	Same as New Owner	P/O 055-00-0-032.00
5707 Maudina Ave. (ADDRESS)	(NAME) (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 A. Wall, unmarried,** 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:

A tract of land located in Davidson County, Tennessee, according to a boundary survey dated September 06, 2017, prepared by Winston Gaffron, Jr., Civil Engineer and Land Surveyor, RLS No. 1070, and more particularly described as follows:

Beginning at an iron pin, the point of beginning, being N 58 degrees 02' 58" E, a distance of 159.84 feet from a point on the top of a 48" CMP that is 1.7 feet from the South end of said pipe, being in the Southerly margin of Bull Run Road, being 25 feet from the center of said road and being the Northeast corner of Tract 1; thence, with the Southerly margin of Bull Run Road, N 60 degrees 56' 56" E, a distance of 178.17 feet to an iron pin; thence, with the Westerly line of Joseph S. Dozier, S 30 degrees 03' 17" E, a distance of 1314.15 feet to an iron pin; thence, with the Northerly line of David Ronald Cantrell, N 82 degrees 25' 57" W, a distance of 224.91 feet to an iron pin; thence, with the Easterly line of Tract 1, N 30 degrees 03' 17" W, a distance of 1179.98 feet to the beginning, containing 5.10 acres, more or less.

Being a portion of the same property conveyed to Joseph S. Dozier and wife, Sherry J. Dozier by Installment Deed from Charlie 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 between the parties; 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 II Bull Run Rd, 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 16th day of November, 2017.

Joseph S Dozier

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 16th day of November, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206