WARRANTY DEED

Bill Garrett Davidson County
Batch# 48403 DEEDWARR
01/17/2018 02:35:59 PM 2 pgs
Fees: $13.00 Taxes: $259.00

20180117-0004923

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of January, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James Day and Wendie Day	SAME	9 - 49
(NAME)	(NAME)	
303 N. Walnut Street		
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180035

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/we, Helen J. Powers, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto James Day and Wendie Day, husband and wife, 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. :

Certain real property situated in the 1st Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a spike in the center of Ridgewood Road, a corner to the property conveyed to Helen J. Powers by Deed filed for record as Instrument number 20010806-83550, Register's Office for Davidson County, Tennessee, being the Northeast corner of this tract and the Northwest corner of Powers; thence, with the line of Powers South 03 degrees 51 minutes 11 seconds West 25.09 feet to the Southerly margin of Ridgewood Road; thence continuing with the line of Powers and the Southerly margin of Ridgewood Road South 81 degrees 10 minutes 00 seconds East 40.15 feet to an iron pin; thence South 03 degrees 51 minutes 11 seconds West 121.42 feet to an iron pin; thence North 86 degrees 08 minutes 49 seconds West 40.00 feet to an iron pin; thence continuing with the line of Powers South 03 degrees 51 minutes 11 seconds West 979.93 feet to a 6" by 6" wood post, according to the property conveyed to Thomas M. Black, Trustee, by deed of record in Book 4787, page 855, Register's Office for Davidson County, Tennessee; thence with a line of Black South 62 degrees 25 minutes 05 seconds West 451.73 feet to an iron pin, a corner to Tract 2; thence with the line of Tract 2 North 03 degrees 00 minutes 00 seconds East 1,016.23 feet to an iron pin in the line of the property conveyed to Francis D. Hopwood and Nancy D. Hopwood, by deed of record in Book 11291, page 316, said Register's Office; thence with a line of Hopwood North 46 degrees 17 minutes 00 seconds East 213.50 feet to an iron pin; thence North 53 degrees 30 minutes 00 seconds East 300.00 feet to a PK nail in the center of Ridgewood Road; thence with the center of Ridgewood Road South 81 degrees 10 minutes 00 seconds East 28.00 feet to a **POINT OF BEGINNING**, containing 10.060 acres, more or less, described as Tract No. 1, on a survey dated November 29, 2005, by Tommy E. Walker, Registered Land Surveyor, Tennessee license number 1465.

BEING a portion of the property conveyed to Frank D. Hopwood and wife, Nancy D. Hopwood and Helen J. Powers by Warranty Deed from Donald E. Armstrong and Juanita H. Armstrong, both unmarried, dated May 17, 2004 and filed of record in Instrument 20040517-0057704, Register's Office for Davidson County, Tennessee. The said Frank D. Hopwood and wife, Nancy D. Hopwood, and Helen J. Powers conveyed their interest in subject premises to Helen J. Powers, a single woman, by Quitclaim Deed dated April 24, 2006 and filed of record in Instrument number 20060512-0055801, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 10.06 acres Ridgewood Road, Goodlettsville, TN 37072
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of January, 2018

Helen J. Powers

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Helen J. Powers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of January, 2018.

Notary Public
My Commission Expires:

