WARRANTY DEED

Bill Garrett Davidson County
Batch# 48853 DEEDWARR
01/18/2018 11:11:54 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20180118-0005275

JM-TD-17-6561

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terry Denny	**New Owner**	
P.O. Box 753 (NAME) ~~6561 Old Clarksville Pk.~~	(NAME)	**021-00-0-053.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE MAXINE MCMAHAN, MARY LINDA BAEHR, AND CAROL ANN HELTON, AS HEIRS AT LAW OF JOSEPHINE PARADISE PAYNE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRY DENNY AND SUSAN DENNY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being Lot No. 3 in the Division of the Estate of Jacob Ade, deceased, as appears by decree in Minute Book 60, page 273, Chancery Court for said County, said lot being shown on Plan Book 2, page 86, said Court, described as follows: Beginning at a stake in the center of the Nashville and Clarksville Road with hickory pointers, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots south 284 poles to a stake with white oak pointers in the southerly boundary of the original tract; thence south 89 degrees 20' east 59.4 poles to a stake with two black oak pointers, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots northwardly 277.72 poles to the center of the Nashville and Clarksville Road; thence with the center of said Road, north 84 degrees west 44.52 poles; thence 81 1/2 degrees west 15.27 poles to the beginning, containing 105 1/4 acres, more or less. Included, but excluded therefrom is the property conveyed to Terry Denny and wife, Susan Denny of by deed of record in Book 11023, page 554, Register's Office for Davidson County, Tennessee, described as follows: Land in the 14th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 1823 dated July 5, 1998 known as Job No. 980127 particularly described as follows: Beginning at an iron pin on the southerly margin of Old Clarksville Pike, said point being the Northeast corner of the herein described tract and also being the Northwest corner of the Terry Denny etux property of record in Book 7625, page 439, R.O.D.C. TN thence leaving the margin of Old Clarksville Pike with the fence with the line of Denny the following calls: S02 deg. 21'13" E 641.99 feet to a point; thence S05 deg. 41' 55" E 127.69 feet to a point; thence S05 deg. 01' 17" W140.14 feet to a point; thence S15 deg 32'52"E 91.40 feet to a point; thence S08 deg 28'48"E173.15 feet to a point s 03 deg. 41' 40" 22442 feet to a point; thence S06 deg 36' 36" W 136.61 to a point , thence S 02 deg 36' 23" E 274.69 to a point; thence S 07 deg 5'11" E 112.79 feet to a point thence S 02 deg 46' 10" W 624.24 feet to a point; thence S 10 deg. 12' 53" E 354.40 feet to a point; thence S 09 deg 57' 55"E 190.09 feet to a point; thence S 04 deg 36' 30" E 135.84 feet to a point; thence S 03 deg 35' 16" W 17453 feet to a point; thence S 01 deg. 32' 43" E 214.20 feet to a point; thence S 05 deg 54' 04"E.266.17 feet to a point; thence S 01 deg. 23'07"W164.85 feet to a point; thence S 10 deg. 15' 34" E 47.17 feet to a point; thence S 22 deg. 08' 31" E 48.17 feet to a point; thence S 08 deg. 59' 39" E 84.99 feet to a point; thence leaving Denny's line and with the line of Joseph W. Rawlings etux property recorded in Book 3313, page 333, R.O.D. C. TN N 89 deg. 20' 00" W 675.75 feet to an iron pin; thence leaving Rawlings and severing the Josephine Paradise Payne property N 00 deg 38'33" W 4731.64 feet to an iron pin on the southerly margin of said Old Clarksville Highway; thence with the southerly margin of said Old Clarksville Highway and a curve to the left having a radius of 5230.39' and a long chord of 218.27 to a point; thence continuing with the southerly margin of said Highway S85 28' 24" E 176.35 feet to the point of beginning containing 50.00 acres more or less.

Being a part of the same property conveyed to Josephine Paradise Payne by Warranty deed from J.T. Felts and wife, May D. Felts of record in Book 1908, page 120, Register's Office for Davidson County, Tennessee, dated October 23, 1953 and recorded on October 24, 1953.

The said Josephine Paradise Payne having since died widowed and intestate on January 18, 1976. Property is vested in her three children, Joyce Maxine McMahan, Mary Linda Baehr Caldwell and Carol Ann Helton, as

tenants in common with equal ownership interests. Affidavit of Heirship of record in Book 11023, page 557, Instrument No. 20171120-0118546, Instrument No. 20171120-0118547, Instrument No. 20171120-0118548 and Instrument No. 20171120-0118549, Register's Office for Davidson County, Tennessee. Being also known as 6561 Old Clarksville Pk. Joelton, Tennessee 37080.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6561 Old Clarksville Pk., Joelton, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF JANUARY, 2018.

Carol Ann Helton
Carol Ann Helton

Joyce Maxine McMahan
Joyce Maxine McMahan

Mary Linda Baehr
Mary Linda Baehr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE MAXINE MCMAHAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY LINDA BAEHR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL ANN HELTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212