Bill Garrett Davidson County
Batch# 51869 DEEDWARR
01/26/2018 11:09:30 AM 10 pgs
Fees: $53.00 Taxes: $222.00
20180126-0008380

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 01.07.2020

(AFFIX SEAL)

TAMMY A. MORRIS NOTARY PUBLIC STATE OF TENNESSEE WILSON 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
Timothy J. Brown, Sr. and Shannon R. Brown, husband and wife	Same as Owner (NAME)	
46161 Old Hickory Blvd (ADDRESS)	(ADDRESS)	021-00-0-190.00
Nashville TN 37218 (CITY) (STATE) (ZIP)	(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 Kimberly Lee Ward n/k/a Kimberly Lee Dorris, a married woman, devisee of the Estate of Kenneth Wayne Ward and Gini Taylor Ward, an unmarried woman, Toni Ward n/k/a Toni Eason, a married woman, Steven Ward, an unmarried man and Brian Keith Ward, a married man, devisees of the Estate of Tommy Eugene Ward, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy J. Brown, Sr. and Shannon R. Brown, husband and wife, 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:

A TRACT OF LAND LYING IN THE 14TH, FORMERLY 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY BY CANTRELL AND CONNELL, ENGINEERS, AUGUST 13, 1949, AS FOLLOWS:

BEGINNING AT A PK NAIL SET IN THE CENTERLINE OF EATONS CREEK RD, AT THE MOUTH OF RAWLINGS ROAD, "FORMERLY KNOWN AS BERNARD ROAD, ALSO BEING THE SOUTHWEST CORNER OF THE JAMES C MIDGETT, JR. & MARIL MIDGETT TRACT, AS RECORDED IN DEED BOOK 1679, PAGE 635, IN THE REGISTER 'S OFFICE IN DAVIDSON COUNTY, TN; THENCE LEAVING SAID CENTERLINE ALONG THE SOUTH LINE OF THE ABOVE MENTIONED MIDGETT TRACT S. 89'09'36' ' E A DISTANCE OF 539.98 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID MIDGETT TRACT; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE JOE N. SMITH ETAL TRACT, NOW OR FORMERLY, AS RECORDED IN DEED BOOK 1246, PAGE 375, IN THE REGISTER 'S OFFICE IN DAVIDSON COUNTY, TN; THENCE S. 88'51'42"E ALONG THE SOUTH LINE OF SAID JOE N. SMITH ETAL TRACT A DISTANCE OF 515.44 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID SMITH TRACT; THENCE S. 02'20'00"W ALONG THE WEST LIRE OF SAID SMITH TRACT A DISTANCE OF 443.58 TO AN IRON PIN FOUND; SAID POINT BEING THE SOUTHWEST CORNER OF SAID SMITH TRACT; ALSO BEING THE NORTHEAST CORNER OF THE BILLY H. MEEKS, ETUX, NOW OR FORMERLY, AS RECORDED IN DEED BOOK 8556 PAGE 725, IN THE REGISTER'S OFFICE IN DAVIDSON COUNTY, TN; THENCE N. 89"39'23"W ALONG THE NORTH LINE OF SAID MEEKS TRACT A DISTANCE OF 165.48 TO AN IRON PIN FOUND; SAID POINT BEING THE SOUTHEAST CORNER OF THE WAYMON SMITH TRACT, NOW OR FORMERLY, AS RECORDED IN DEED BOOK 5774, PAGE 693 IN THE REGISTER'S OFFICE IN DAVIDSON COUNTY, TN; THENCE N. 01"35'38'E ALONG THE EAST LINE OF SAID SMITH TRACT A DISTANCE OF 300.79 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID SMITH TRACT; THENCE ALONG THE NORTH LINE OF SAID SMITH TRACT N. 88'43'54"W A DISTANCE OF 883.77 TO A NAIL FOUND IN THE CENTERLINE OF EATONS CREEK ROAD; THENCE N. 01"24'59"E ALONG SAID CENTERLINE A DISTANCE OF 140.18 TO THE POINT AND PLACE OF BEGINNING, CONTAINING, 4.62 ACRES, MORE OR LESS, ACCORDING TO SURVEY BY JAMES C. TERRY, RLS #2287.

BEING THE SAME PROPERTY CONVEYED TO ALVIN EWING WARD AND WIFE MARGURETTE WARD BY WARRANTY DEED FROM EARL H. HONER AND WIFE, AUDRY PEARL HONER, OF RECORD IN BOOK 1763, PAGE 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARGURETTE WARD DIED ON 6/14/1958, SURVIVED BY HER SPOUSE ALVIN EWING WARD. ALVIN EWING WARD DIED ON JULY 5, 1974 AND BY WILL, OF RECORD IN WILL BOOK 111, PAGE 114, DEVISED THE WITHIN PROPERTY TO HIS WIFE ADELAIDE H. WARD, WITH THE REMAINDER TO HIS THREE SONS. ADELAIDE H. WARD

WARRANTY DEED
(Continued)

DIED 4/4/2001. THE THREE SONS OF ALVIN EWING WARD WERE DONALD RAY WARD, TOMMIE EUGENE WARD [BEING THE SAME AS TOMMY EUGENE WARD], AND KENNETH WAYNE WARD. DONALD RAY WARD DIED INTESTATE ON 5/29/1981, SURVIVED BY HIS ONE CHILD, SCOTTY RAY WARD. SCOTTY RAY WARD QUITCLAIMED HIS INTEREST TO KENNETH WAYNE WARD, BY AN INSTRUMENT OF RECORD AT BOOK 10535, PAGE 338, SAID REGISTER'S OFFICE. SAID QUITCLAIM ERRONEOUSLY RECITED THAT SCOTTY RAY WARD WAS A DEVISEE OF ALVIN EWING WARD, WHEREAS SCOTTY RAY WARD WAS ACTUALLY THE HEIR OF DEVISEE DONALD RAY WARD. KENNETH WAYNE WARD DIED 5/5/2002, SINGLE AND TESTATE, AND BY WILL, ADMITTED TO PROBATE BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 02P-1231, DEVISED HIS INTEREST IN THE WITHIN PROPERTY TO KIMBERLY LEE WARD. TOMMIE EUGENE WARD DIED INTESTATE ON 2/25/2014, SURVIVED BY HIS WIFE GINI TAYLOR-WARD AND HIS CHILDREN TONI WARD, STEVEN WARD, AND BRIAN KEITH WARD.

KIMBERLY LEE WARD HAVING SINCE BEEN MARRIED AND IS NOW KNOWN AS KIMBERLY LEE DORRIS

TONI WARD HAVING SINCE BEEN MARRIED AND IS NOW KNOWN AS TONI EASON.

BRENT DORRIS SPOUSE OF KIMBERLY LEE DORRIS, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR C

BRANDON EASON SPOUSE OF TONI EASON, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

DEBBIE WARD SPOUSE OF BRIAN KEITH WARD, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6198 Eatons Creek Road, Joelton, TN 37090
(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 29th day of December, 2017.

Estate of Kenneth Wayne Ward and Estate of Tommy Eugene Ward

Kimberly Lee Ward N/K/A Kimberly Lee Dorris

Brent Dorris

Gini Taylor Ward

Toni Ward N/K/A Toni Eason

Brandon Eason

Steven Ward

WARRANTY DEED
(Continued)

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TONI WARD HAVING SINCE BEEN MARRIED AND IS NOW KNOWN AS TONI EASON.

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Witness my/our hand(s) this 29th day of December, 2017.

Estate of Kenneth Wayne Ward and Estate of Tommy Eugene Ward

Kimberly Lee Ward N/K/A Kimberly Lee Dorris

Brent Dorris

Gini Taylor Ward

Toni Ward N/K/A Toni Eason

Brandon Eason

Steven Ward

WARRANTY DEED
(Continued)

Brian Keith Ward

Debbie Ward

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Lee Dorris and husband, Brent Dorris, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained. * F/K/A Kimberly Lee Ward

Witness my hand and official seal, this the 29th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

MIKE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gini Taylor Ward, an unmarried woman, 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 29th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Toni Eason and husband, Brandon Eason, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained. * F/K/A Toni Ward

Witness my hand and official seal, this the 29th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

MIKE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Ward, an unmarried man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of

WARRANTY DEED
(Continued)

DIED 4/4/2001. THE THREE SONS OF ALVIN EWING WARD WERE DONALD RAY WARD, TOMMIE EUGENE WARD [BEING THE SAME AS TOMMY EUGENE WARD], AND KENNETH WAYNE WARD. DONALD RAY WARD DIED INTESTATE ON 5/29/1981, SURVIVED BY HIS ONE CHILD, SCOTTY RAY WARD. SCOTTY RAY WARD QUITCLAIMED HIS INTEREST TO KENNETH WAYNE WARD, BY AN INSTRUMENT OF RECORD AT BOOK 10535, PAGE 338, SAID REGISTER'S OFFICE. SAID QUITCLAIM ERRONEOUSLY RECITED THAT SCOTTY RAY WARD WAS A DEVISEE OF ALVIN EWING WARD, WHEREAS SCOTTY RAY WARD WAS ACTUALLY THE HEIR OF DEVISEE DONALD RAY WARD. KENNETH WAYNE WARD DIED 5/5/2002, SINGLE AND TESTATE, AND BY WILL, ADMITTED TO PROBATE BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 02P-1231, DEVISED HIS INTEREST IN THE WITHIN PROPERTY TO KIMBERLY LEE WARD. TOMMIE EUGENE WARD DIED INTESTATE ON 2/25/2014, SURVIVED BY HIS WIFE GINI TAYLOR-WARD AND HIS CHILDREN TONI WARD, STEVEN WARD, AND BRIAN KEITH WARD.

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TONI WARD HAVING SINCE BEEN MARRIED AND IS NOW KNOWN AS TONI EASON.

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Estate of Kenneth Wayne Ward and Estate of Tommy Eugene Ward

Kimberly Lee Ward N/K/A Kimberly Lee Dorris

Brent Dorris

Gini Taylor Ward

Toni Ward N/K/A Toni Eason

Brandon Eason

Steven Ward

WARRANTY DEED

(Continued)

Brian Keith Ward

Debbie Ward

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 29th day of December, 2017.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gini Taylor Ward, an unmarried woman, 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 29th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 29th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Ward, an unmarried man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of

WARRANTY DEED
(Continued)

satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2017.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 29th day of December, 2017.

_____
Notary Public

My Commission Expires:

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

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

WARRANTY DEED
(Continued)

Brian Keith Ward

Debbie Ward

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 29th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gini Taylor Ward, an unmarried woman, 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 29th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
July 5, 2021

CARLOS ALBERTO GONZALEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 29th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Ward, an unmarried man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of

WARRANTY DEED
(Continued)

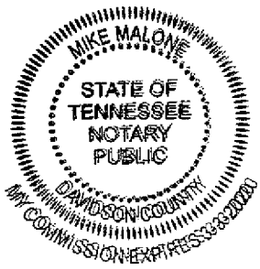
satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)



STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 29th day of December, 2017.

_____
Notary Public

My Commission Expires:

(SEAL)

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

True Copy Certification

I, Chris Butler, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Chris Butler

Attorney Signature

State of Tennessee

County of Davidson

Personally appeared before me, Carla D Moore (name of notary), a notary public for this county and state, Chris Butler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla D Moore

Notary Signature

My commission Expires: May 23rd 2018

Notary Seal (if on paper)

