

STATE OF TENNESSEE 21003
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2018.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Michael Cothern	Send Tax Bills To: New Owner
(Name) 7428 Bidwell Road	(Name)
(Street Address or Route Number) Joelton, TN 37080	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Bill Garrett Davidson County
Batch# 51900 DEEDWARR
01/26/2018 12:30:34 PM 2 pgs
Fees: $13.00 Taxes: $351.50
20180126-0008440

Map-Parcel Number(s): 04000000400

FOR AND IN 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, Peggy J. Perry, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Cothern 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:

TRACT I:
A tract of land in the 14th Civil District of Davidson County, Tennessee, being part of the tract marked "Sold to R. D. Marshall" on the Plan of the lands sold in the cause of Earthman vs. McCord, et al, under Rule No. 38136 of the Chancery Court at Nashville, a copy of the plan of said land being of record in Plan Book 3, page 16 of the Chancery Court, and also being kno3wn as part of Tract No. 2 onthe Map of the property known as the Bob Marshall farm, not of record, and described according to a survey thereof made by Hickerson-Miller, Engineers-Surveyors, dated August 25, 1960, as follows:

Beginning at a nail in the center of a bridge over Old Hickory Boulevard, 156.3 feet westerly from the centerline of Whites Creek Pike; thence with the center of said Boulevard, South 82 deg. 30 min. West 200 feet to an iron pin; thence leaving said Boulevard, North 7 deg. 45 min. West 186 feet to an iron pin at the top of a bank; thence North 87 deg. 45 min. East 245 feet to the centerline of a drain and creek; thence with the centerline of said Creek, South 7 deg. 20 min. West 170 feet to the point of beginning.

BEING the same property conveyed to Peggy J. Perry by Warranty Deed from Simon Shivers, unmarried, dated October 30, 1981, and filed on November 2, 1981, in Book 5814, page 79, said Register's Office.

TRACT II:
LAND situated in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the northerly margin of Old Hickory Boulevard (30 feet from the centerline), said point being westerly 200 feet from the center of a bridge over said Boulevard as measured along the centerline, said point also being in the westerly property line of Peggy J. Perry as of record in Book 5814, page 79, Register's Office for Davidson County, Tennessee, and the southeasterly corner of the subject tract described herein; thence with the northerly margin of said Boulevard, South 88 deg. 20 min. 37 sec. West 31.87 feet to an iron rod; thence leaving said Boulevard, North 04 deg. 24 min. 12 sec. West 157.08 feet to an iron rod on the southerly bank of a small branch; thence South 89 deg. 24 min. 14 sec. East 31.10 feet to an iron rod on the southerly bank of said branch; thence South 04 deg. 42 min. 52 sec. East 155.90 feet to the point of beginning, containing 4.913 square feet, more or less, according to survey of Joe A. Payne, Tennessee Registered Land Surveyor No. 1485, dated December 13, 1986.

BEING the same property conveyed to Peggy J. Perry by Quitclaim Deed from Odie H. Thompson, a widow, dated January 14, 1987, and filed on January 15, 1987, in Book 7107, page 808, said Register's Office.

THIS conveyance is subject to: 2018 Taxes, prorated and assumed; Sanitary Sewers and/or Storm Drainage Easement filed in Book 7492, page 652, and all other eaements and restrictions of record.

This is improved property known as 7087 Old HIckory Blvd., Whites Creek, TN. 37189

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 25th day of January, 2018.

Seller

Peggy J. Perry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Peggy J. Perry, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 2018.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES: 3-6-2018