WARRANTY DEED	State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2018 Notary Public MY COMMISSION EXPIRES: 3/19 (AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William T. Pike Marisa Barnes	Farmington Mortgage	04100006000
(NAME) 1335 Old Hickory Blvd.	(NAME) 2002 Richard Jones RD #300A	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Betty Sue Breeden,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William T. Pike, an unmarried man and Marisa Barnes, an unmarried woman, as joint tenants with right of survivorship,** 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:

Land in the 10th Civil District of Davidson County, Tennessee, being a part of the J.W. Harris land as of record in Book 421, Page 75, said Register's Office, and described according to a survey made by Ralph W.C. Lambert, Surveyor, dated July 16, 1956, as follows:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard in the east boundary line of the Harris land above mentioned; thence along said boundary line south 2 deg. 30' west 290.5 feet to an iron pin; thence north 66 deg. 52' west 150 feet to an iron pin; thence north 2 deg. 30' east 290.5 feet to an iron pin in the southerly margin of said Boulevard; thence along the margin of said Boulevard south 66 deg. 52' east 150 feet to the beginning.

TRACT II:

Beginning at a point, this point being the southeast corner of the L.H. Rizor property which is 290.5 feet south of Old Hickory Boulevard; thence south 2 deg. 3 min. west 209.74 feet along the fence line bounded by the Jessie B. Jackson property to an iron pin; thence north 14 deg. 8 min. east 256.30 feet bounded by the Glenna Mae Dailey property to an iron pin; thence south 66 deg. 2 min. east 150.0 feet bounded by the L.H. Rizor property to an iron pin; this being the point of beginning and containing 0.909 acres.

Being the same property conveyed to Betty Sue Breeden from George D. Powell and Jennifer A. Powell by Warranty Deed of record in Book 11581, Page 142, Register's Office for Davidson County, Tennessee.

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

Bill Garrett Davidson County
Batch# 65207 DEEDWARR
03/05/2018 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $745.55
20180305-0020719

unimproved ☐

This is improved ☑ property, known as 1335 Old Hickory Blvd., Nashville, TN 37207
(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 hands this 1st day of March, 2018.

× Betty Sue Breeden
Betty Sue Breeden

State of Tennessee
County of Davidson

Personally appeared before me Betty Sue Breeden, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of March, 2018.

Notary Public
My Commission Expires:

File No.: 12878

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY