Bill Garrett Davidson County
Batch# 73820 DEEDWARR
03/27/2018 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20180327-0028691

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/7/19

(AFFIX SEAL)

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
Andrew J. Rayner, a single man	ANDREW J. RAYNER (NAME)	
4522 Bull Run Rd. (ADDRESS)	4522 Bull Run Rd. (ADDRESS)	046-00-0-011.00
Ashland City, TN 37015 (CITY) (STATE) (ZIP)	Ashland City, TN 37015 (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 Jonathan Dewayne Nickens, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew J. Rayner, a single man, 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:

LAND SITUATED IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAN OF THE ELIAS SIMPKINS LAND, MARKED EXHIBIT "A" AS OF RECORD IN PLAN BOOK 2, PAGE 64, CHANCERY COURT AT NASHVILLE, DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY HICKERSON AND HICKERSON, ENGINEERS, JUNE 17, 1961, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF BULL RUN ROAD, AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO DELMAS L. ZIMMERLEE AND WIFE, BY DEED FROM W.B. HERMAN AND WIFE, OF RECORD IN BOOK 3181, PAGE 465, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID ZIMMERLEE'S WESTERLY BOUNDARY LINE, NORTH 33° 58' WEST 714.35 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO DELMAS L. ZIMMERLEE BY DEED FROM W.B. HERMAN AND WIFE, OF RECORD IN BOOK 3100, PAGE 53, SAID REGISTER'S OFFICE; THENCE WITH SAID ZIMMERLEE'S NORTHERN BOUNDARY LINE, NORTH 56 1/2° EAST 408 FEET TO SAID ZIMMERLEE'S NORTHEAST CORNER; THENCE NORTH 2° 00' WEST 1336 FEET; THENCE NORTH 88° WEST 198 FEET TO A GUM TREE; THENCE SOUTH 2° 00' WEST 396 FEET; THENCE SOUTH 75° WEST 528 FEET TO A BLACK OAK; THENCE 50° WEST 396 FEET TO A WHITE OAK AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ROBERT E. GENTRY AND WIFE; BY DEED FROM C.L. NEWKIRK AND WIFE, OF RECORD IN BOOK 3251, PAGE 614, SAID REGISTER'S OFFICE; THENCE WITH GENTRY'S EASTERLY LINE, SOUTH 16° 30' EAST 510 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO JOE THOMAS STAGGS AND WIFE, BY DEED FROM C.L. NEWKIRK AND WIFE, OF RECORD IN BOOK 3252, PAGE 478, SAID REGISTER'S OFFICE; THENCE WITH STAGGS' NORTHERLY LINE NORTH 70° 42' EAST 162 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO JOHN HENRY RAY AND WIFE, BY DEED FROM C.L. NEWKIRK AND WIFE, OF RECORD IN BOOK 3251, PAGE 610, SAID REGISTER'S OFFICE; THENCE WITH RAY'S NORTHERLY LINE, NORTH 70° 42' EAST 162 FEET; THENCE WITH RAY'S EASTERLY LINE SOUTH 15° 00' EAST 420 FEET TO A STAKE, CONTINUING WITH SAID LINE SOUTH 33° 00' EAST 833 FEET TO A SPIKE IN THE CENTER OF SAID ROAD; THENCE WITH SAID ROAD, NORTH 40° 06' EAST 100 FEET; THENCE NORTH 33° 58' WEST TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TERRI J. NICKENS BY WARRANTY DEED FROM OSTEEN SKELTON AND WIFE, MARZEE SKELTON, OF RECORD AS INSTRUMENT NUMBER 20000602-0054948, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO JONATHAN DEWAYNE NICKENS BY QUITCLAIM DEED FROM TERRI J. NICKENS, OF RECORD IN INSTRUMENT NO. 20151222-0128411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

GRANTEES ARE RESPONSIBLE FOR ANY AND ALL "ROLL BACK" TAXES AS A RESULT FOR SAID PROPERTY BEING ASSESSED IN GREENBELT.

WARRANTY DEED
(Continued)

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

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

unimproved ( )
This is improved (X) property, known as 4552 Bull Run Rd., Ashland City, TN 37015
(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 26th day of March, 2018.

Jonathan Dewayne Nickens

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Dewayne Nickens, married, the herein bargainor(s), 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 26th day of March, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-20-2019

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

Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper, 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: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY