Bill Garrett Davidson County
Batch# 80165 DEEDWARR
04/12/2018 10:33:36 AM 2 pgs
Fees: $13.00 Taxes: $351.50
20180412-0034428

STATE OF Tennessee
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 10th DAY OF April, 2018.

Notary Public
MY COMMISSION EXPIRES: 11-08-2021
File No. G18-1540D

Morgan Harrison State of Tennessee Notary Public Davidson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Darren Bishop, a married man (NAME)	Darren Bishop (NAME)	124-00-0-067.00
3430 Hobson Pike (STREET ADDRESS)	4014 Woodmont Blvd. (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville TN 37205 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Estate of Eddie Patterson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darren Bishop, a married man,** 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:

Land in the 4th Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated July 15, 1981 and revised October 10, 1983, and known as Job No. 83-340, as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of this tract and at the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc., property, of which this is a part; thence leaving the margin of the said Hobson Pike and with a fence south 05 degrees 43 minutes 05 seconds West 361.34 feet to an iron pin; thence South 07 degrees 10 minutes 16 seconds West 796.84 feet to an iron pin; thence South 06 degrees 16 minutes 23 seconds west 550.73 feet to a U. S. Government monument with the line of the U. S. Government North 86 degrees 51 minutes 24 seconds West 342.46 feet to an iron pin; thence North 06 degrees 54 minutes 25 seconds East 1200.03 feet to an iron pin on the southerly margin of said Hobson Pike; thence with the southerly margin of said Pike North 86 degrees 11 minutes 30 seconds East 14.10 feet to a concrete highway monument; thence continuing with the margin of said Pike North 86 degrees 16 minutes 46 seconds East 234.38 feet to the point of beginning, containing 10.20 acres, more or less.

This conveyance is subject to and includes a 25 foot joint use easement for the purpose of constructing and maintaining water lines for this and other property, being more particularly described as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of the above described tact; thence with the margin of said Hobson Pike south 86 degrees 11 minutes 30 seconds West 830.48 feet to a point; thence crossing Hobson Pike North 09 degrees 14 minutes 44 seconds East 81.22 feet to a point on the northerly margin of the same; thence continuing North 09 degrees 14 minutes 44 seconds East 993.44 feet to a point on the southerly margin of Pugh Road; thence with the margin of the same North 83 degrees 32 minutes 39 seconds West 25.03 feet to an iron pin; thence leaving the margin of said road and with a fence south 09 degrees 14 minutes 44 seconds West 998.03 feet to a point on the northerly margin of Hobson Pike; thence crossing said Hobson

Pike and continuing South 09 degrees 14 minutes 44 seconds West 81.26 feet to a point on the southerly margin of said Pike; thence continuing South 09 degrees 14 minutes 44 seconds West 25.63 feet to a point; thence North 86 degrees 11 minutes 30 seconds East 857.21 feet to a point on the westerly line of the above described tract; thence with the westerly line North 06 degrees 54 minutes 25 seconds East 25.44 feet to the point of beginning.

BEING the same property conveyed to Eddie G. Patterson, A Single Person from T N Auto Mart, Inc., by Quit Claim Deed dated March 28, 1998, in Book 10861, Page 897, in the Register's Office for Davidson County, Tennessee. The said Eddie G. Patterson having since died testate August 31, 2014. Pursuant to the Letters of Administration dated May 12, 2015. Probate Court for Wilson County, Tennessee, Case No. 2014PR333, A. Ensley Hagan was appointed as Temporary Administrator and is hereby empowered to convey the subject property.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3430 Hobson Pike, Hermitage, TN 37076.

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. Whenever 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 10th day of April, 2018.

ESTATE OF EDDIE PATTERSON

By: A. Ensley Hagan
A. Ensley Hagan, Administrator

April 10, 2018
Date

STATE OF Tennessee

COUNTY OF ~~Davidson~~ WILSON }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named A. Ensley Hagan, Administrator for Estate of Eddie Patterson, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Administrator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of April, 2018.

My Commission Expires: 02/01/22

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066