Bill Garrett Davidson County
Batch# 93018 **DEEDWARR**
05/16/2018 10:48:24 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180516-0046673

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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
Michael Cothern and Donna Cothern, husband and wife	NEW OWNERS (NAME)	
7428 Bidwell Road (ADDRESS)	7428 Bidwell Road (ADDRESS)	014-00-0-046.13
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (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 The Estate of James H. Foutch, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Cothern and Donna Cothern, 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:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY D. E. BONE AND E. MEDLIN, SURVEYORS, APRIL 12, 1963, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF BIDWELL ROAD NORTH 2 DEGREES 30' EAST 1900 FEET FROM THE NORTHWEST CORNER OF SAID ROAD AND OLD CLARKSVILLE PIKE; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD. NORTH 2 DEGREES 30' EAST 150 FEET, THENCE NORTH 87 DEGREES 30' WEST 790. 96 FEET; THENCE SOUTH 2 DEGREES 29' WEST 150 FEET, THENCE SOUTH 87 DEGREES 30' EAST 790. 91 FEET TO THE BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION, BUT HEREBY EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF PROPERTY CONVEYED TO THE STATE OF TENNESSEE IN JUDGMENT RECORDED IN BOOK 4539, PAGE 787, IN SAID REGISTER'S OFFICE, AS FOLLOWS:

BEING LOT# 12 ON THE UNRECORDED PLAN OF H.T. HAYS SUBDIVISION AS OF APRIL 12, 963. BEGINNING AT A POINT IN THE WEST MARGIN OF BIDWELL ROAD SAID POINT BEING OLIVER J. WALLER'S SOUTHEAST CORNER; THENCE WITH SAID MARGIN SOUTH 6 DEGREES 53 MINUTES WEST 60 FEET; THENCE WESTWARDLY 15 FEET; THENCE NORTH 6 DEGREES 53 MINUTES EAST 60 FEET TO WALLER'S SOUTH BOUNDARY; THENCE WITH SAID BOUNDARY EASTWARDLY 15 FEET TO THE POINT OF BEGINNING AND CONTAINING 900 SQUARE FEET AND BEING A PART OF THE SAME PROPERTY VESTED IN JAMES H. FOUTCH AND WIFE, BARBARA J. FOUTCH BY DEED FROM MARY ELIZABETH ULRICH, AS WIDOW, OF RECORD IN BOOK 4436, PAGE 204, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY IS HEREBY CONDEMNED IN FEE SIMPLE. IT IS TO BE USED FOR THE CONSTRUCTION OF A CONTROLLED ACCESS HIGHWAY AND ALL RIGHT OF INGRESS AND EGRESS TO, FROM AND ACROSS THE SAME AND TO AND FROM ABUTTING LANDS IS HEREBY CONDEMNED. HOWEVER, THE CONDEMNEE WILL HAVE RIGHT OF ACCESS TO BIDWELL ROAD ACROSS THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAN.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES H. FOUTCH AND WIFE BARBARA J. FOUTCH BY WARRANTY DEED FROM MARY ELIZABETH ULRICH, AS WIDOW, OF RECORD IN BOOK 4436, PAGE 204, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID BARBARA J. FOUTCH SUBSEQUENTLY DIED ON MAY 31, 2010, SURVIVED BY HER SPOUSE JAMES H. FOUTCH. JAMES H. FOUTCH SUBSEQUENTLY DIED, UNMARRIED AND TESTATE, ON FEBRUARY 17, 2017. BY HIS LAST WILL AND TESTAMENT, JAMES H. FOUTCH DIRECTED THAT HIS REAL PROPERTY BE ADMINISTERED AS A PART OF HIS PROBATE ESTATE AND AUTHORIZED THE EXECUTORS TO CONVEY ALL OR ANY PORTIONS THEREOF WITHOUT THE JOINDER OF ANY BENEFICIARY OR THE APPROVAL OF ANY COURT. SAID WILL WAS ADMITTED TO PROBATE BY ORDER OF THE SEVENTH

WARRANTY DEED
(Continued)

CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 17P-402, ENTERED MARCH 23, 2017, AND JANICE LAWSON AND DEBRA ANN CHADWELL WERE APPOINTED CO-EXECUTRIXES.

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 7181 Bidwell Road, Joelton, TN 37080
(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 14th day of May, 2018.

The Estate of James H. Foutch

BY: Janice Lawson
Janice Lawson, Co-Executrix

BY: Debra Ann Chadwell
Debra Ann Chadwell, Co-Executrix

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Lawson and Debra Ann Chadwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co- Executrixes of the Estate of James H. Foutch, Deceased, and in their capacity as such Co- Executrixes, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 14th day of May, 2018.

Mary Birthright
Notary Public

My Commission Expires:



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