STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 95774 DEEDWARR
05/23/2018 12:06:10 PM 2 pgs
Fees: $13.00 Taxes: $425.50
20180523-0049391

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-1830D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Avrit (NAME)	Clifford Avrit and Doris Avrit, husband and wife (NAME)	124-00-0-084.00
0 Hobson Pike (STREET ADDRESS)	144 Spence Springs (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (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, **Eric T. Davis, Heir at law of Jack Davis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Avrit and Miriam Avrit, Husband and Wife,** 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 #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 also being 248.48' west of 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 S 06°54'25" W 1200.03' to an iron pin; thence S 17°07'31" W 493.21' to an iron pin in the line of US Government; thence with the Government line N 86°51'25" W 271.65' to an iron pin on the southerly margin of said Pike; thence with the southerly margin of said Pike N 86°11'30" E 391.20' to the point of beginning, containing 13.65 acres more or less.

This conveyance is subject to an includes a 25' joint use easement for the purpose of constructing and maintaining water lines for this and other properties, 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 tract; thence with the margin of said Hobson Pike, S 86°11'30" W 830.48' to a point; thence crossing Hobson Pike N 09°14'44" E 993.44' to a point on the southerly margin of Pugh Road; thence with the margin of the same N 83°32'39" W 25.03' to an iron pin; thence leaving the margin of said Road and with a fence S 09°14'44" W 998.03' to a point on the northerly margin of Hobson Pike; thence crossing said Hobson Pike and continuing S 09°14'44" W 81.26' to a point on the southerly margin of said Pike; thence continuing S 09°14'44" W 25.66' to a point; thence N 86°11'30" E 857.21' to a point on the easterly line of the above described tract; thence with the easterly line N 06°54'25" E 25.44 to the point of beginning.

Being the same property conveyed to Jack Davis from TN Auto Mart, Inc., by Quit Claim Deed dated March 28, 1998, and as of record in Book 10861, page 893, said Register's Office. The said Jack Davis having since died March 30, 2014 leaving Eric T. Davis as his sole heir at law. Further A. Ensley Hagan, Temporary Administrator of the Estate of Eddie Patterson conveyed any interest of Eddie Patterson to Eric Davis by Quit Claim Deed dated _____ and as of record in Instrument No. 20180523-0049390, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. 25' joint use Easement for constructing and maintaining water lines as recorded in Book 6183, page 95, Register's Office for Davidson County, Tennessee.
2. Grant of Transmission Line Easement as recorded in Book 2335, page 482, Register's Office for Davidson County, Tennessee.
3. 10' public utility Easement along front of property as recorded in Book 6183, page 95, Register's Office for Davidson County, Tennessee.
4. Declaration of Taking and judgment for transmission lines as recorded in Book 4446, page 427 and Book 5055, page 857, Register's Office for Davidson County, Tennessee.

The 2017 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 Unimproved property, known as 0 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 16th day of May, 2018.

Eric T. Davis

May 16, 2018
Date

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 Eric T. Davis , 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, this 16th day of May, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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