Bill Garrett Davidson County
Batch# 98834 DEEDWARR
06/01/2018 10:49:40 AM 2 pgs
Fees: $13.00 Taxes: $111.00

20180601-0052249

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Wanda Boyte
Affiant

Subscribed and sworn to before me, this 31ST DAY OF MAY, 2018.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC 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
Wanda Boyte	NEW OWNER (NAME)	014-00-0-044.00
7311 Bidwell Road (ADDRESS)	(ADDRESS)	014-00-0-044.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(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 C. Harold McGehee, a married man and Norma P. Harvison, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wanda Boyte, 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:

THE FOLLOWING PARAGRAPH DESCRIBES A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING THAT PROPERTY WHICH WAS CONVEYED TO C. HAROLD MCGEHEE AND CHARLES ERWIN HARVISON, BY GILBERT S. MERRITT, JR., IN A DEED OF RECORD IN DEED BOOK 5222, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (R

BEGINNING AT AN IRON PIN (OLD, IN THE SOUTHWESTERLY MARGIN OF BIDWELL ROAD, A CORNER OF A TRACT OF LAND WHICH BELONGS TO GAYRON C. LYTLE, HAVING A DEED REFERENCE IN INSTRUMENT NUMBER (I.N.) 20140326-0024818, RODCT, THE NORTHWEST CORNER OF THIS TRACT AND CONTINUING, AS FOLLOWS:
S 32°29'52" E, 361.77 FEET TO A CONCRETE MONUMENT (OLD), IN THE SOUTHWESTERLY MARGIN OF BIDWELL ROAD, A CORNER OF A TRACT OF LAND WHICH BELONGS TO VERNON G. SNYDER, HAVING A DEED REFERENCE IN DEED BOOK 6773, PAGE 808, RODCT;
THENCE WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO VERNON G. SNYDER, AS FOLLOWS:
S 59°00'00" W, 409.00 FEET;
THENCE, S 40°20'54" W, 629.74 FEET TO AN IRON PIN (OLD), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO VERNON G. SNYDER, IN THE NORTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO GUSTO RECORDS, INC., HAVING A DEED REFERENCE IN I.N. 20100226-0014831, R(
THENCE, N 89°07'34" W, 115.10 FEET TO AN IRON PIN (OLD), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO GUSTO RECORDS, INC., A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO GAYRON C. LYTLE;
THENCE WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO GAYRON C. LYTLE, AS F
N 22°49'12" E, 143.58 FEET TO AN IRON PIN (OLD);
THENCE, N 33°57'49" E, 607.55 FEET;
THENCE, N 38°26'19" E, 456.70 FEET, TO THE POINT OF BEGINNING, CONTAINING 5.22 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ AND ASSOCIATES, INC., 4779 HIGHWAY 41 NORTH, SPRINGFIELD, TENNESSEE, 37172, DATED MARCH 23, 20

THE ABOVE DESCRIBED TRACT OF LAND MAY BE FOUND ON TAX MAP 14, PARCEL 44, IN THE TAX ASSESSOR'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO C. HAROLD MCGEHEE AND CHARLES ERWIN HARVISON BY WARRANTY DEED FROM GILBERT S. MERRITT, JR., UNMARRIED, OF RECORD IN BOOK 5222, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CHARLES EDWIN HARVISON HAVING SINCE DIED ON MAY 9, 2012 AND HIS INTEREST IN THE PROPERTY WAS DEVISED TO HIS WIFE, NORMA P. HARVISON AS SHOWN IN HIS LAST WILL AND TESTAMENT IN DOCKET NO. 12P-848, IN THE PROBATE DIVISION OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

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 (X)
This is improved ( ) property, known as 0 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 31st day of May, 2018.

C. Harold McGehee

C. Harold McGehee

Norma P. Harvison

Norma P. Harvison

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Harold McGehee, a married man, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2018.

Mary Birthright

Notary Public

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

My Commission Expires:

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norma P. Harvison, an unmarried woman, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2018.

Mary Birthright

Notary Public

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

My Commission Expires:

(SEAL)

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