Bill Garrett Davidson County
Batch# 102360 DEEDWARR
06/08/2018 10:36:40 AM 2 pgs
Fees: $13.00 Taxes: $77.70
20180608-0055165

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $21,000.00

Affiant

Subscribed and sworn to before me, this 25th day of May 2018.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Rossi Turner	New Owner	048-00-0-053.00
0 McCool Road	Same	
Nashville, TN 37218		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eddie S. Frierson, Sr. and John M. Hines,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rossi Turner,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract No. 1:

Land in the 13th Civil District of Davidson County, Tennessee, being Tract No. 4 as shown on a survey made by Petty and Petty, dated May 24, 1973, as follows:

Beginning at a point in the northwesterly margin of McCool Road, said point being the southeasterly front corner of Tract No. 3 conveyed to Mrs. Dorothy M. York by deed of record in Book 4821, page 777, Register's Office for Davidson County, Tennessee; thence with York's easterly line North 23 degrees 55 minutes West 550 feet to a point; thence North 32 degrees 22 minutes West 616 feet to a point; said point being the northwesterly corner of the York lands; thence North 33 degrees 11 minutes East 90 feet to a point; thence North 79 degrees 32 minutes East 384 feet to a point; thence South 4 degrees 53 minutes West 474 feet to a point; thence South 23 degrees 55 minutes East 700 feet to a point in the northwesterly margin of McCool Road; thence with the margin of said Road South 64 degrees 36 minutes West 130 feet to the point of beginning, containing 5.47 acres, more or less.

Tract No. 2:

Land in the 13th Civil District of Davidson County, Tennessee, being Tract No. 4 as shown on a survey made by Petty and Petty, dated May 24, 1973, as follows:

Beginning at a point in the northwesterly margin of McCool Road, said point being the southeasterly front corner of Tract No. 3 conveyed to Mrs. Dorothy M. York by deed of record in Book 4821, page 777, Register's Office for Davidson County, Tennessee; thence leaving McCool Road, and with the easterly line of Tract No. 4 as shown on said survey, North 23 degrees 55 minutes West 700 feet to a point; thence North 4 degrees 53 minutes East 474 feet to a point; thence North 79 degrees 32 minutes East 727 feet to a point; thence South 33 degrees 10 minutes West 78 feet to a point; thence South 46 degrees 00 minutes West 372 feet to a point; thence South 49 degrees 28 minutes West 230 feet to a point; thence South 68 degrees 40 minutes West 130 feet to a point; thence South 20 degrees 45 minutes East 720 feet to a point in the northwesterly margin of McCool Road;

thence with the said margin of said road South 69 degrees 20 minutes West 130 feet to the point of beginning and containing 7.15 acres, more or less.

Being the same property conveyed to Eddie Frierson and wife, Doris Smith Frierson, and John M. Hines by Installment Deed from Eileen Berry dated November 3, 1975 of record in Book 4970, page 930, Register's Office for Davidson County, Tennessee. The same Doris Smith Frierson conveyed her interest in and to said subject tracts to Eddie Same Frierson, Sr. by Quitclaim Deed dated December 19, 1978 of record in Book 5377, page 162, Register's Office for Davidson County, Tennessee.

Being also known as **0 McCool Road (f/k/a Eaton's Creek Road), Nashville, Tennessee 37218.**

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307, or other similar statute.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 25th day of May, 2018.

Eddie S. Frierson, Sr.

John M. Hines

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eddie S. Frierson, Sr. and John M. Hines,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of May, 2018.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 9/5/2021

FILE NO: 2018055854