Bill Garrett Davidson County
Batch# 107853 DEEDWARR
06/25/2018 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20180625-0061004

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Pamela Redhair
Affiant

Subscribed and sworn to before me, this 25TH DAY OF MAY, 2018

Notary Public

MY COMMISSION EXPIRES: 12/10/2019

(AFFIX SEAL)

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

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
Andrew Aaron	New Owner (NAME)	
5295 Rawlings Road (ADDRESS)	5295 Rawlings Rd (ADDRESS)	021-00-0-127.00
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 Arthur L. Rawlings, Jr., an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew Aaron, 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 DAVIDSON COUNTY, TENNESSEE, IN THE 14TH CIVIL DISTRICT OF SAID COUNTY, BEING PART OF THE A. L. RAWLINGS (SR.) TRACT, DESCRIBED ACCORDING TO A SURVEY MADE BY C. J. CARNEY, APRIL 5, 1954, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON TOP OF RIDGE, SUGARTREE AND HICKORY POINTERS RUNNING S 32 DEG. 31' W 431' TO AN IRON PIN; THENCE S 55 DEG. W 244.5' TO AN IRON PIN, THIS POINT BEING THE EAST END OF A 2.6 ACRE TRACT GIVEN TO THE STATE FOR THE OVER FLOW OF MARROWBONE LAKE, THENCE FOLLOWING THE FLOW LINE OF LAKE 100' FROM WATER N 81 DEG. W 136' S 56 DEG. 30' W 100' N 78 DEG. 30' W 99.5' N 86 DEG W 100' N 78 DEG. W 100' N 68 DEG. W 100' N 72 DEG. W 100' N 68 DEG. W 100' N 70 DEG. W 144.7', THIS POINT BEING THE S.W. CORNER, THENCE LEAVING LAKE RUNNING DUE NORTH 552.5 TO A POINT IN FLOW LINE 100' FROM WATER, THENCE RUNNING 100' FROM WATER N 76 DEG. E 128' N 81 DEG. 30' E 175' N 74 DEG. E 180' N 76 DEG. E 60' S 64 DEG. 30' E 128' N 21 DEG. 30' E 95' S 67 DEG. E 84' N 84 DEG. 30' E 173' N 88 DEG. 30' E 95' TO AN IRON PIN; THENCE LEAVING LAKE S 42 DEG. 30' E 500' TO THE BEGINNING, CONTAINING 21.73 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO A. L. RAWLINGS, JR., AND WIFE, ELEANOR V. RAWLINGS, BY WARRANTY DEED, FROM A.L. RAWLINGS AND WIFE, SOPHIA SHADOW RAWLINGS, OF RECORD IN BOOK 3309, PAGE 545; AND BEING THE SAME PROPERTY FURTHER CONVEYED TO TO ARTHUR L. RAWLINGS, JR., BY QUITCLAIM DEED FROM ELEANOR V. RAWLINGS, OF RECORD IN BOOK 11379, PAGE 624; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO ARTHUR L. RAWLINGS, JR. AND ELISE M. YEALY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED, FROM ARTHUR L. RAWLINGS, JR. OF RECORD IN BOOK 11525, PAGE 182, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID ELISE M. YEALY HAVING SINCE DIED ON DECEMBER 28, 2015, LEAVING PROPERTY VESTED TO ARTHUR L. RAWLINGS, JR. AS SURVIVING TENANT BY THE ENTIRETY. BY ORDER ENTERED FEBRUARY 24, 2016 BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE IN THE CASE STYLED IN RE: CONSERVATORSHIP OF ARTHUR LEE RAWLINGS, JR., CASE NO. 16P-85, THE RIGHTS OF ARTHUR L. RAWLINGS, JR. A/K/A ARTHUR LEE RAWLINGS, JR., INTER ALIA, TO DISPOSE OF REAL PROPERTY AND TO ENTER INTO CONTRACTUAL RELATIONSHIPS WERE REMOVED FROM HER AND VESTED IN KIMBERLY YEALY, WHO WAS APPOINTED CONSERVATOR. BY FURTHER ORDER OF SAID COURT ENTERED ON OR ABOUT MAY 24, 2018, KIMBERLY YEALY WAS EMPOWERED, AS SAID CONSERVATOR, TO EXECUTE THE WITHIN DEED AND THEREBY TO CONVEY THE RIGHT, TITLE AND INTEREST OF ARTHUR L. RAWLINGS, JR. A/K/A ARTHUR LEE RAWLINGS, JR.

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.

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 5295 Rawlings 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 25th day of May, 2018.

Arthur L Rawlings Jr by Kimberly Yealy Conservator

Arthur L. Rawlings, Jr. by Kimberly Yealy, as his Conservator

STATE OF TENNESSEE:
COUNTY OF HAMILTON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Yealy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Conservator of Arthur L. Rawlings, Jr., and in her capacity as such Conservator, acknowledged that she executed the within instrument for the purposes therein contained.

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

L. R. White

Notary Public

My Commission Expires: 2/9/2020

R. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

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

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

