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WARRANTY DEED

Bill Garrett Davidson County
Batch# 127343 DEEDWARR
08/10/2018 08:41:07 AM 2 pgs
Fees: $13.00 Taxes: $286.75

20180810-0078958

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Antonio Turner	Antonio Turner	03100011700
(NAME)	(NAME)	
5054 Tranham Road	5054 Tranham Road	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **The Estate of Ira Della McCutcheon,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Antonio Turner,** 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:

Located in the Fourteenth (14th) Civil District of Davidson County, Tennessee, lying on the east side of Tranham Road approximately 1.0 miles northeast of the junction of Tranham Road and Whites Creek Pike, bounded on the west by Tranham Road and on the north, east and south by property belonging to Childress McCutcheon and further described as follows:

Beginning on a nail in the center of Tranham Road, this point being approximately 320.5' from an iron pin in the center of Tranham Road, the southwest corner of a 26 acre tract also belonging to Childress McCutcheon; thence N 58 degrees 33' 58" E 516.98 feet to an iron pin; thence S 62 degrees 51' 11" E 447.31 feet to an iron pin; thence S 61 degrees 28' 31" W 740.78 feet to a nail in the center line of Tranham Road; thence with the center line of the road N 08 degrees 44' 05" W 53.75 feet to a nail; thence continuing with the center line of the road N 23 degrees 10' 17" W 125.32 feet to a point chiseled in a rock in the road bed and bed of a small branch; thence N SO degrees 09' 25" W 104.89 feet to a nail in the road; thence N 43 degrees 39' 45" W 72.89 feet to a nail, the point of beginning, containing 5.00 acres, more or less.

Included in the above description but excluded therefrom is a 0.51 acre tract conveyed to Robert John Nitsche by instrument of record in Book 10372, page 429, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Childress McCutcheon and wife, Ira McCutcheon by deed from Edmund W. Archer, Trustee, dated June 25, 1986 and filed for record in Book 6897, page 990, Register's Office for Davidson County, Tennessee. The said Childress McCutcheon having since died, leaving the property vested in Ira D. McCutcheon.

The said Ira D. McCutcheon thereafter died Testate on February 19, 2018 and by Last Will and Testament Probated in the Circuit Court of Davidson County, Tennessee, (Probate Division), Docket No. 18P885, The Executrix of the Estate of Ira Della McCutcheon, Debra Rucker was authorized to sell said property.

unimproved ☐

This is improved ☑ property, known as 5020 Tranham Road, Whites Creek, TN 37189
(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 hands this **9th day of August, 2018.**

The Estate of Ira Della McCutcheon

By: _____

Debra Rucker, Executrix

State of **Tennessee**

County of **Davidson**

Personally appeared before me on **9th** day of **August, 2018**, a Notary Public in and for the State and County aforementioned, **Debra Rucker** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **herself** to be the **Executrix** of **The Estate of Ira Della McCutcheon** and that **she** as such **Executrix** executed the within instrument for purposes therein contained as **her** free act and deed.

Witness my hand and seal this the 9th day of **August, 2018.**

_____

Notary Public **I. Dyke Tatum**

My Commission Expires: **5/3/2021**

File No.: 18-Turner

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN