WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 144428 DEEDWARR
09/24/2018 11:35:56 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20180924-0094373

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 201818TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Judith Hogg	Highlands Residential Mortgage, Ltd	067 00011500
(NAME) 4236 Pecan Valley Road	(NAME) 12001 N Central Expy, Ste 750	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We Don Prosser , and wife and Viola M. Prosser, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Judith Hogg , a single woman and Philip Stone III , a single man as joint tenants with rights of survivorship, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, Being a part of the property of C. D. McDonald as of record in Book 1218, Page 52 and Book 3762, Page 498 in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Pecan Valley Road at the north-west corner of that portion of this property recorded in Book 1218, Page 52, Register's Office for Davidson County, Tennessee, in a curve with a radius of 1053.40 feet along the right-of-way for a distance of 40.10 feet to a point; thence North 38° and 31' East for 7518 feet to a point, the beginning of a curve with a radius of 1607.40 for a distance of 92.5 feet to a point the end of said curve; thence North 42° and 15' East for a distance of 156.8 feet to a point the beginning of a curve with a radius of 979.93 feet to a point; thence North 34° and 15' East for a distance of 212.16 feet to a point the beginning of a curve with a radius of 691.20 feet to a point; thence North 56° and thirty minutes East for a distance of 309.65 feet to a point; thence leaving said road North 82° and 50' East for a distance of 192.50 feet to a point; thence South 17° and 00' East for a distance of 542.00 feet to a point; thence South 50° and 14' west for a distance of 1415.21 feet to a point; thence North 27° and 00' West for a distance of 446.00 feet to a point, the point of beginning, and containing 19.43 acres, more or less.

Being part of the same property conveyed to Don Prosser and wife, Viola M. Prosser by Installment Deed from Charles D. McDonald and wife, Mildred Louise McDonald, dated 5/31/1986, of record in Book 6874, Page 802, in the Register's Office for Davidson County, Tennessee.

Conditions of record in Book 5708, Page 240, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Beck Creek, as much as thereon may flow, from time to time. Application for Greenbelt

Assessment - Forest of record in Instrument No. 20020327-0037571, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4236 Pecan Valley Road, Nashville, TN 37218
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 our hands this 18th day of September, 201818th day of September, 2018.

Don Prosser

Don Prosser

Viola M. Prosser

Viola M. Prosser

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Prosser and Viola M. Prosser the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of September, 201818th day of September, 2018.

Notary Public: _____
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122