Karen Y Johnson Davidson County
Batch# 155905 DEEDWARR
11/01/2018 03:50:52 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20181101-0108520

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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
Lanny Mooneyham, unmarried	NEW OWNER (NAME)	
PO Box 1068 (ADDRESS)	(ADDRESS)	042-09-0-005.00
Madison, TN 37116 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Karl J. Nixon and Patsy W. Nixon, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lanny Mooneyham, unmarried, 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:

R.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAN OF THE GLEAVES LAND IN THE 11TH CIVIL DISTRICT, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE EAST 80 FEET ON LOT NO. 11 AND LOT NO. 12, ON THE MAP OF LOCUST HILL, NOT OF RECORD; BEING MORE PARTICULARLY DESCRIBED IN A SURVEY BY HOWARD GEORGE AND ASSOCIATES (PROJECT NO. 8414), DATED FEBRUARY 28, 1984, AS FOLLOWS:

LOT NO. 12: BEGINNING AT AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY OF OLD HICKORY BOULEVARD APPROXIMATELY 1240 FEET EAST OF THE CENTERLINE OF DICKERSON PIKE; THENCE S 74 DEGREES 22' 50 E, 68.90 FEET TO AN IRON PIN SET; THENCE S 8 DEGREES 32' 10 W, 368.20 FEET TO AN IRON PIPE FOUND; THENCE N 75 DEGREES 27' 10 W, PASSING AN IRON PIN FOUND AT 112.66 FEET, A TOTAL DISTANCE OF 113.66 FEET TO AN IRON PIN SET; THENCE N 15 DEGREES 31' 00 E, 367.52 FEET TO THE BEGINNING; CONTAINING 0.77 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KARL J. NIXON ET UX, PATSY W. NIXON, BY WARRANTY DEED FROM HAROLD D. WOOSLEY ET UX, NANCY C. WOOSLEY, OF RECORD IN BOOK 7527, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 ( )
This is improved (X) property, known as 907 Old Hickory Boulevard West, Madison, TN 37115
(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 30th day of October, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3-LM18-7074

WARRANTY DEED
(Continued)

Karl J. Nixon

Patsy W. Nixon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karl J. Nixon and Patsy W. Nixon, husband and wife, the herein 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, this the 30th day of October, 2018.

Notary Public

My Commission Expires:

(SEAL)

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

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