Karen Y Johnson Davidson County
Batch# 167480 DEEDWARR
11/27/2018 11:39:45 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20181127-0115630

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 20 day of November, 2018.

Notary Public

My commission expires: 6/21/22

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Scott Barron	SWBC Mortgage	**01700007700**
5630 Lickton Pike	9311 San Pedro #100	
Goodlettsville, TN 37072	San Antonio, TX. 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Walker G. Bloodworth, unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Barron, single man

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:

Land in Davidson County, Tennessee, beginning at a 15 inch Hackberry Tree in the southerly property line of the property of Mrs. Rosa Henley Greer, mentioned above, 290 feet from elm near a bluff mentioned in her aforesaid deed; thence from said hackberry tree, South 7-1/2° West 290 feet to said elm tree near bluff; thence South 12-1/2° East 88 feet to an iron pin in the center of Lick Ton Pike; thence in a northerly direction with the center of Lick Ton Pike. 125 feet to an iron pin in the center thereof; thence in a northwesterly direction 325 feet to an iron pin 150 feet NE of the point of beginning; thence 150 feet in a southwesterly direction to the point of beginning.

Being the same property conveyed to Walker G. Bloodworth, unmarried man, by Special Warranty Deed from Regions Bank, dated May 23, 2016, of record in Instrument No. 20160526-0053136, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5630 Lickton Pike, Goodlettsville, TN 37072.

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 in 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.

_____ Date: 11/20/18
Walker G. Bloodworth

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Walker G. Bloodworth, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November 2018.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21

STATE OF TENNESSEE NOTARY PUBLIC
MARK E. LEEDOM
COUNTY OF DAVIDSON