Karen Y Johnson Davidson County
Batch# 170806 DEEDWARR
12/05/2018 02:22:42 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20181205-0118684

Name and Address of New Owner:
Nathan Rodes Stone
2448 Union Hill Road
Goodlettsville, TN 37072

Send Tax Bills To:
Nathan Rodes Stone
2448 Union Hill Road
Goodlettsville, TN 37072

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 016-00-0-077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joyce P. Barnett, Walter R. Pewitt, and Richard W. Pewitt**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Rodes Stone, a single man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point located in the center of Union Hill Road, this point being located 600 feet as measured North 55 degrees West along the center of said road from the northwest corner of Paul Abernathy land where same corners with said road; then with center of said road, North 44 degrees West 97 feet to a point in the center of said road; runs thence North 45 degrees East 293.5 feet to a stake; runs thence South 44 degrees East 60.9 feet to a stake; thence North 45 degrees East 85.5 feet to a stake; runs thence North 44 degrees West 60.9 feet to a stake; runs thence North 45 degrees East 485 feet to a stake; runs South 44 degrees East 174.9 feet to a stake; runs thence South 45 degrees West 669 feet to a stake; runs thence North 44 degrees West 77.9 feet to a stake; runs thence South 45 degrees West 195 feet to a stake and to the point of beginning, containing 3 acres more or less.

Being the same property conveyed to Walter R. Pewitt, unmarried by Warranty deed from George W. Gilliam, unmarried of record in Book 9121, page 931, Register's Office for Davidson County, Tennessee, dated October 19, 1993 and recorded on October 21, 1993. (Value or consideration shown in aforementioned deed $60,000.00.)

Being the same property conveyed to Sadie E. Pewitt, by deed from Walter R. Pewitt, of record in Instrument Number 20090805-0073203, Register' Office of Davidson County, Tennessee.

The said Sadie E. Pewitt having since died, leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 17P648. Said Property being transferred to The William D. Pewitt and/or Sadie E. Pewitt Revocable Living Trust by will Recorded as Muniment of Title, Instrument Numbers 20170426-0040912 and 20170426-040913, Register's Office of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RUDY18-2448

Being the same property conveyed to Joyce P. Barnett, a one-third interest, Walter R. Pewitt, a one-third interest and Richard W. Pewitt, a one-third interest, to hold as tenants in common by Quitclaim deed from Joyce P. Barnett, Substitute Trustee of the William D. Pewitt and/or Sadie E. Pewitt Revocable Living Trust of record in Instrument No. 20180807-0077380 Register's Office for Davidson County, Tennessee, dated August 6, 2018 and recorded on August 7, 2018. (Value of consideration shown in aforementioned deed $0.)

Being also known as 2448 Union Hill Road, Goodlettsville, Tennessee 37072 .

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of December, 2018.

Joyce P. Barnett (SEAL)
Joyce P. Barnett

Walter R Pewitt (SEAL)
Walter R. Pewitt

Richard W. Pewitt by Joyce P. Barnett, Attorney in fact (SEAL)
Richard W. Pewitt by Joyce P. Barnett, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2018, before me personally appeared Joyce P Barnett and Walter R Pewitt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at Brentwood, Tennessee, this 3rd day of December, 2018.

Notary Signature
My commission expires: 3/2/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2018, before me personally appeared **Joyce P. Barnett,** to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Richard W. Pewitt**, and acknowledged that she executed the same as the free act and deed of the said **Richard W. Pewitt**.

Witness my hand, at Brentwood, Tennessee, this the 3rd day of December, 2018.

Notary Signature
My Commission Expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of December, 2018.

Notary Public
My commission expires:
File No. 2018-71

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021