Karen Johnson Davidson County
Batch# 188606 DEEDWARR
01/28/2019 09:31:57 AM 2 pgs
Fees: $13.00 Taxes: $92.50
20190128-0007907

21509
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Michael W. Raines
5885 Lickton Pike
Goodlettsville, TN 37072

Send Tax Bills to:

New Owner

Map/Parcel: 01500001400

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 acknowledged, I/we, **Jane P. Caplenor, Edward Bailey Parkerson, III and David Cooper Parkerson** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Michael W. Raines, a single person**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, as follows:

Beginning at J. T. Cooper's southwest corner in the center of the Springfield Pike; thence east with J. T. Cooper's south line 70 yards; thence north 70 yards; thence west to the Springfield Road; thence with Springfield Road to the beginning, containing one acre, more or less.

There is INCLUDED in the above description, but EXCLUDED from this conveyance that portion of the above described premises heretofore taken for highway purposes.

BEING the same property conveyed to Jane P. Caplenor, Edward Bailey Parkerson, III and David Cooper Parkerson by Executor's Quitclaim Deed dated November 12, 1991, and filed on November 12, 1991, in Book 8484, page 104, said Register's Office.

THIS conveyance is subject to any and all existing easements and restrictions of record and all zoning regulations that is applicable.

This is unimproved property known as: 0 Whites Creek Pike, Joelton, TN 37080

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 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 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) as on the date shown on the Notary forms.

Jane P. Caplenor

Edward Bailey Parkerson, III

David Cooper Parkerson

STATE OF ALABAMA Shelby COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edward Bailey Parkerson, III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of January, 2019.

My Commission Expires: 1-19-2020

Candice Hayes
Notary Public

CANDICE HAYES NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane P. Caplenor and David Cooper Parkerson, the within named bargainors, 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 at office, this 25th day of January, 2019.

My Commission Expires:

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me this 25th day of January, 2019.

My Commission Expires:

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022