Karen Johnson Davidson County
Batch# 198766 DEEDWARR
02/25/2019 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $33.30
20190225-0016916

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2019.

Notary Public

COMMISSION EXPIRES: 5-6-19

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roscoe Dean Alvey	NEW OWNER	037 00 0 034.00
(NAME)	(NAME)	
4505 Little Marrowbone Rd		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Pam West Perry and David F. West and Susan Perry West and Sandra Moore,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roscoe Dean Alvey, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the portion of Tract II of the property conveyed to Grantor herein by quitclaim deed of record in Instrument No. 20170621-0062357, Register's Office for Davidson County, Tennessee, that lies south of the centerline of Little Marrowbone Road, and beginning at a point being at the centerline of Little Marrowbone Road east of the entrance to the bridge from Little Marrowbone Road into the property of Roscoe Alvey; thence in a southerly direction on a straight line that passes 10' east of and parallel to the east edge of said bridge approximately 65' to a point in the center of the bed of Marrowbone Creek; thence S24° 38'E approximately 350' to a point in the center of the bed of Marrowbone Creek; thence N89° 38'E along the center of the bed of Marrowbone Creek 121.3' to a point being the southeast corner of this parcel; thence N8° 58'E 146' to an iron pin set in a natural drain; thence N18° 42'W 102.8' to an iron pin in the natural drain; thence N10° 07'W 111.65 feet to a point at the center of Little Marrowbone Road, being the northeastern corner of this parcel; thence following the centerline of Little Marrowbone Road with slight curvature in a southwesterly/westerly direction approximately 470' to the point of beginning, containing 2.43 acres, more or less.

Being a portion of Tract II of the property conveyed to Grantor herein by quitclaim deed of record in Instrument No. 20170621-0062357, Register's Office for Davidson County, Tennessee.

The foregoing legal description was written in part based on boundary calls found in a survey having been performed by Roy B. Brantley, Jr., surveyor with James L. Murphy, Jr. & Co., on or about June 18, 1966, and in part based on estimated directional calls and distances derived from the use of GIS mapping tools. No representation is made in regard to the accuracy of said legal description, the estimated acreage, or any conditions or circumstances that would be revealed by a current survey of the property. However, it is Grantor's intention to convey to Grantee all right, title and interest of Grantor in the entirety of that parcel identified as parcel number 03700003400 in the property maps of the Assessor of Property for Davidson County, Tennessee. The foregoing legal description is subject to the right of way of Little Marrowbone Road.

This is unimproved property known as 0 Little Marrowbone Road, Davidson County, TN.

Being a part of the same property conveyed to Pam West Perry, David West, Susan Perry West, and Sandra Moore by Quitclaim Deed dated January 28, 2017 from Matthew Tyler Birk, recorded June 21, 2017, in Instrument Number 201706210062357, in the Official Records of Davidson County, Tennessee. In the consideration amount of $0.00

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Unimproved property, known as 0 Little Marrowbone Road Ashland City, TN 37015

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

201902250016916

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, successors 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, successors 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 our hands this 25th day of February, 2019.

Pam West Perry
Pam West Perry

David F. West
David F. West

Susan Perry West
Susan Perry West

Sandra Moore
Sandra Moore

State of Tennessee

County of David

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared, Susan Perry West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my ~~hand and~~ seal this 25th day of February, 2019.

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 6, 2019

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Pam West Perry, David F. West, and Sandra Moore, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 25th day of February, 2019.

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 6, 2019

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

[Affix Seal]

Notary Signature

My Commission Expires: September 7, 2020

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