WARRANTY DEED

Karen Johnson Davidson County
Batch# 200994 DEEDWARR
03/01/2019 10:20:29 AM 2 pgs
Fees: $13.00 Taxes: $301.55

20190301-0018731

R-VR-19-8071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/3/2019
(AFFIX SEAL)

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Jones	NEW OWNER	
(NAME)	(NAME)	**008-00-0-254.00**
8071 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXANDRA CHRISTINE RADCLIFFE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY JONES, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the First Councilmanic District of Davidson County, Tennessee, being described as follows: BEGINNING, at an iron rod, 30 feet from the center line of Whites Creek Pike, said point located on the western right-of-way of said road, located 50.00 feet southeast (measured along the right-of-way from the Resubdivision Robert A. Jones and Adcock Property Subdivision, of record in Instrument No. 20061219-0155948, Register's Office for Davidson County, Tennessee), said beginning point being the northeast corner of this tract; thence, with the right-of-way of Whites Creek Pike and a curve to the left, Delta of 00 deg 56' 44" radius of 3030.00 feet, length of 50.00 feet and having a chord bearing of S 27 deg 47' 19" E 50.00 feet to an iron rod 30 feet from the center line of Whites Creek Pike and being a corner with Deborah A. Shepard, as of record in Instrument No. 20101229-0103300, Register's Office for Davidson County, Tennessee; thence, leaving said road with the line of Deborah A. Shepard, S 63 deg 00' W 191.12 feet to an iron rod with Tract Two of this survey; thence, with line of Tract Two for the next two calls S 63 deg 00' W 100.56 feet to an iron rod, N 85 deg 00' W 803.62 feet to an iron rod; thence, with a new line for the next five calls, N 34 deg 00' W 89.35 feet to an iron rod, N 05 deg 00' E 169.85 feet an iron rod, S 85 deg 00' E 130.27 feet to an iron rod, S 81 deg 53' 33" E 940.71 feet to an iron rod, N 63 deg 00' E 15.68 feet to the point of beginning, CONTAINING 5.01 acres, more or less, as surveyed November 21, 2012, by L. Steven Bridges, Jr., RLS 1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee, 37075-3518.

Being the same property conveyed to Alexandra Christine Radcliffe, a single woman by Warranty deed from Michael Dixon and wife, Heather Dixon of record in Instrument No. 20170606-0056366 Register's Office for Davidson County, Tennessee, dated June 2, 2017 and recorded on June 6, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Subject to Department of Codes Administration Letters of record in Instrument Number 20111221-0099516 and Instrument No. 20120308-0020263, in the Register's Office for Davidson County, Tennessee.
- Subject to the Easement for the flow of Racoon Branch.
- Subject to the Right of Way of Whites Creek Pike.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **8071 Whites Creek Pike, Joelton, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF FEBRUARY, 2019.

Alexandra Christine Radcliffe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDRA CHRISTINE RADCLIFFE, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212