This Instrument Prepared by: ALO RETURNED
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Nicholas Shelton Rose
Shelton Ray Rose
121 Pitts Avenue
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 201960 **DEEDWARR**
03/05/2019 10:56:13 AM 2 pgs
Fees: $13.00 Taxes: $675.25



20190305-0019979

SEND TAX BILL TO:
F & M Bank
50 Franklin St.
Clarksville, TN 37040

MAP/PARCEL 053-12-0-064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Debra Meadors, sole beneficiary of the Estate of Charles Hall, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Nicholas Shelton Rose, unmarried and Shelton Ray Rose, unmarried, as joint tenants with rights of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located 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:

A tract of land hereinafter particularly described lying in the 4th Civil District and being a part of the land heretofore conveyed to Betty Hays from the Life and Casualty Insurance Company of Tennessee by deed dated March 1, 1934, of record in Book 929, Page 348, and which land here conveyed is more particularly described as follows: Beginning at a point at the Northwest corner of the property owned and conveyed by deed to J.A. Piercy and wife, Clara Piercy; thence North 85 degrees East 160 feet to a point; thence in a Northerly direction 9 degrees 50 minutes West 120 feet to a point; thence South 85 degrees West 160 feet to the margin of the Old Hadley Bend Road; thence in a Southerly direction along the margin of said road 9 degrees 50 minutes East 120 feet to the point or place of beginning./Being a part of the same property that was last conveyed to Charlie Hall and wife, Arvilla Hall, by Installment Deed from C.L. Farrell, Sr. and wife, Pauline Farrell, as the same appears of record in Book 1555, Page 601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debra Meadors by The Last Will and Testament of Charles Hall recorded in Instrument No. 20150729-0074449, Register's Office for Davidson County, Tennessee and Probate filed Docket No. 201-PR180, Wilson County, Tennessee.

This is improved property known as: **121 Pitts Avenue, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their 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.

Possession to be given 4th day of March, 2019.

WITNESS MY HAND on this the 4th day of March, 2019

Debra Meadors
Debra Meadors

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Debra Meadors,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 4th day of March, 2019.

Jodie D Pelley
NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $182,500.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of March, 2019.

Jodie D Pelley
NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180866