Karen Johnson Davidson County
Batch# 202721 DEEDWARR
03/06/2019 12:01:32 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20190306-0020504

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Rebecca L Tinnon
Affiant

Subscribed and sworn to before me, this 1ST DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/22/22

(AFFIX SEAL)

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 09-22-2022

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Allison, an unmarried person and Julianna Kathleen Patterson, an unmarried person, as tenants in common, with the right of survivorship	New Owner (NAME)	006-00-0-023.01 & 038.01
2384 Baker Road (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Elizabeth Linsey Toole, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert G. Allison, an unmarried person and Julianna Kathleen Patterson, an unmarried person, as tenants in common, with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND SITUATED ABOUT 5-1/2 MILES NORTH OF GOODLETTSVILLE, TENNESSEE, IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER ON A STAKE THE OLD CORNER OF THE MYERS TRACT; THENCE N 71 3/4° E. WITH A LINE FENCE, PASSING A WALNUT TREE JUST WEST OF ROAD AT 372 FEET AND 447 FEET IN ALL TO A STAKE IN THE OLD ROAD BED OF THE L&N RR, THENCE N. 29° W WITH RR BED 148 FEET TO A STAKE; THENCE S 69° W WITH MYERS 186 FEET TO AN IRON STAKE NEAR A GATE; THENCE S 88° W WITH MYERS 257 FEET TO A STAKE WHERE THE OLD FENCE LINE CORNERS; THENCE S 18° WITH OLD LINE FENCE 199 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH LINSEY TOOLE, UNMARRIED, BY WARRANTY DEED FROM JOE R. HENLEY, JR. AND TANE HENLEY, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20170228-0019976, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2384 Baker Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 1st day of March, 2019.

WARRANTY DEED
(Continued)

Elizabeth Linsey Toole

STATE OF Tennessee
COUNTY OF Davidson

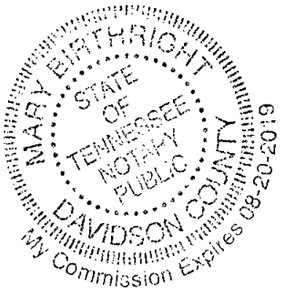
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Linsey Toole, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2019.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072