Bk/ 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 202770 DEEDWARR
03/06/2019 01:34:22 PM 3 pgs
Fees: $18.00 Taxes: $551.30

20190306-0020587

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 149,000.00.

Affiant

Subscribed and sworn to me on March 6, 2019.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32327

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Boatman Jennifer C. Boatman 6848 River Road Pike Nashville, TN 37209	Michael Boatman Jennifer C. Boatman 540 Starliner Drive Nashville, TN 37209	101-000-08100

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David L. McGill and Bridget Ann McGill, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Michael Boatman and Jennifer C. Boatman, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

District of Davidson County, Tennessee, being shown as Tract No. 1 on a survey dated March 28, 1972 made by G. Barry Greer, Surveyor, and according to said survey is described as follows:

Beginning at a stake in a fence post in the southerly margin of River Road, same being the northwesterly corner of the property conveyed to Frank W. Sullivan and wife, by deed of record in Book 3614, page 631, Register's Office for said County; thence leaving said road with said Sullivan and an old wire fence, South 21 deg. 51' West 843.3 feet to an iron pin set at a 24 inch tree in said fence; thence continuing with said Sullivan, North 86 deg. 39' West 367.0 feet to an iron pin set at 3 Osage orange trees in fence; thence North 21 deg. 03' East 961.0 feet to a steel fence in the southerly margin of said River Road; thence with said margin, South 71 deg. 08' East 168.90 feet to the beginning of a curve having a radius of 924.9 feet; thence with said curve, southeastwardly 193.44 feet to the beginning, containing 7.4 acres, more or less.

INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED FROM THE CONVEYANCE ARE THE FOLLOWING:

All that 5 acres, more or less, conveyed to Ted J. Craddock and wife, Constance D. Craddock by deeds from David L. McGill and wife, Lesli Ann McGill of record in Book 5680, page 492 and Book 5954, page 338 and as further described in Book 6392, page 225, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Fred A. McGill, Jr., et ux Josephine S. McGill by deed from Thomas E. Hulan an unmarried person, and Aline Hulan Sisco of record in Book 4596, page 31, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to David L. McGill and wife, Lesli Ann McGill by quitclaim deeds from Fred A. McGill, Jr., and wife, Josephine S. McGill of record in Book 5469, page 532 and Book 5559, page 177, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David L. McGill by quitclaim deed from Lesli Ann McGill of record as Instrument No. 20030701-0090645, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David L. McGill and wife, Bridget Ann McGill by quitclaim deed from David L. McGill of record as Instrument No. 20160825-0089063, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been assumed by the Grantee(s).

This property is also known as unimproved property located at 6848 River Road Pike, Nashville, TN 37209.

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 GRANTORS 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 the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 6th day of March, 2019.

David L. McGill

Bridget Ann McGill

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 6, 2019, before me personally appeared David L. McGill and Bridget Ann McGill to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 6, 2019.

NOTARY PUBLIC

My Commission Expires: _____

