Karen Johnson Davidson County
Batch# 207045 DEEDWARR
03/18/2019 12:55:18 PM 2 pgs
Fees: $13.00 Taxes: $148.00

20190318-0024467

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Subscribed and sworn to before me, this 13TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-20-2019

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
Mark Hallings and Mary E. Hallings, husband and wife	NEW OWNER (NAME)	030-00-0-123.00
5057 Seymour Hollow Road (ADDRESS)	5057 Seymour Hollow Road (ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Vista P. Setters, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark Hallings and Mary E. Hallings, husband and wife, 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:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF BEARHOLLOW ROAD, SAME BEING THE SAID NORTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO WILLIAM FLOYD BOBO ET AL, BY DEED OF RECORD IN BOOK _____, PAGE ___, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 66 DEG. WEST 85', SOUTH 79' WEST 337' AND NORTH 87 DEG. WEST 78' TO A POINT, SAME BEING THE NORTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO A. T. RUSSELL AND WIFE, BY DEED OF RECORD IN BOOK 1165, PAGE 227, SAID REGISTER'S OFFICE; THENCE LEAVING SAID ROAD SOUTH 1/2 DEG. EAST 925' TO A POINT, SAME BEING THE MOST WESTERLY SOUTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO SAID RUSSELL AS AFORESAID; THENCE NORTH 78 DEG. EAST 100' TO A POINT; THENCE SOUTH 81 1/4 DEG. EAST 300' TO A POINT; THENCE NORTHWARDLY TO THE POINT OF BEGINNING, CONTAINING 10 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN R. SETTERS AND WIFE, VISTA P. SETTERS, BY WARRANTY DEED, FROM A. T. RUSSELL AND WIFE, ANNIE RUSSELL, OF RECORD IN BOOK 4713, PAGE 620, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JOHN R. SETTERS HAVING SINCE DIED ON 01-22-2018, LEAVING PROPERTY VESTED TO HIS WIFE, VISTA P. SETTERS, AS TENANT BY THE ENTIRETY.

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 (X)
This is improved ( ) property, known as Bear Hollow Road, Whites Creek, TN 37189
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 13th day of March, 2019.

Vista P. Setters

Vista P. Setters

STATE OF Tennessee

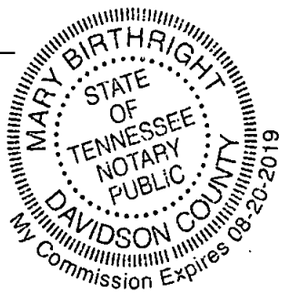
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vista P. Setters, a widow, 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 13th day of March, 2019.

Mary Birthright

Notary Public



My Commission Expires:

(SEAL)

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