Karen Johnson Davidson County
Batch# 208286 DEEDWARR
03/21/2019 10:10:33 AM 2 pgs
Fees: $13.00 Taxes: $148.00
20190321-0025674

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Raymond A. Farmer and Mildred C. Farmer

TO: Sheila Wayman, Timothy D. Wayman, Sr.,
Syndhya J. Wayman & Timothy D. Wayman, Jr.
3227 Caldwell Rd
Ashland City, TN 37015

MAP & PARCEL:
055-00-0-079.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Raymond A. Farmer, and wife, Mildred C. Farmer, Grantors herein; have bargained and sold and by these presents do convey unto Sheila Wayman and husband, Timothy D. Wayman, Sr., and Syndhya J. Wayman and husband, Timothy D. Wayman, Jr., with rights of survivorship, Grantees herein, their heirs, successors and assigns, the following described property:

Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee and being a portion of that property conveyed to M. P. Farmer, and wife, Bessie Mae Farmer in Deed Book 1559, Page 121 Register's Office for Davidson County, Tennessee. M. P. Farmer is now deceased and was survived by Bessie Mae Farmer as surviving tenant by entirety. Bessie Mae Farmer is now deceased and survived by Grantors herein named as her sole heirs at law and beneficiaries under her Last Will and Testament of record at Docket Number 96P-761, Probate Court for Davidson County, Tennessee. Said property is more accurately described according to a survey by Tommy E. Walker, R. L. S. TN Lic. No. 1464 as follows:

Beginning at a railroad spike in the center of Libble Road said spike being the most southwesterly corner of the herein described tract; and a common corner to Raymond A. Farmer in (DB 9020, Page 655, RODCT) thence now leaving said road with said Farmer N 16 31' 53" E., 760.47' to a set iron pin in the southwesterly margin of the proposed state right of way of state highway 12; thence with said right of way for the next four calls S 89 59' 07" E., 72.35' to a existing iron pin; thence S 47 58' 11" E., 552.74' to a existing iron pin; thence S 14 17' 23"W., 293.65' to a existing iron pin; thence S 42 12' 49" E., 48.89' to a set railroad spike in the center of Libble Road; thence with the center of said Libble Road for the next 6 calls S 33 26' 20" W., 42.05' to a point; thence with a curve to the right (I= 15 48' 27", R= 321.00', CB = S 53 13' 21"W., & C= 88.28') to a point; thence S 61 07' 35"W., 29.32' to a point; thence with a curve to the right (I = 39 28' 43", R = 324.25', CB = S 80 51' 56"W., & 219.03') to a set railroad spike; thence N 79 23' 42"W., 225.20' to a set railroad spike; thence N 60 48' 38" W., 117.42' to the point of beginning containing 8.827 acres more or less.

The above described property is subject to a T.D.O.T. permanent drainage easement.

Being the same property conveyed to Raymond A. Farmer and wife, Mildred C. Farmer, from Marvin P. Farmer, Jr., Horace L. Farmer, Raymond A. Farmer and Doris M. Wayman, being the sole heirs of M.P. Farmer and wife Bessie Mae Farmer, by Warranty Deed dated and recorded March 30, 2000 of record at Instrument No. 20000330-0031913, Register's Office of Davidson County, Tennessee.

Part of the property previously conveyed to Marvin P. Farmer and wife, BessieMai Farmer, from Harvey O. Clinard and wife, Mary Elizabeth Clinard by Warranty Deed dated and recorded February 9, 1948 of record in Book 1559, page 121, said Register's Office.

This conveyance is subject to the lien of 2019 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to Permanent Drainage Easement granted to Raymond A. Farmer and wife, Mildred C. Farmer of record at Instrument No. 20000330-0031913, Register's Office of Davidson County, Tennessee; title to that portion of the premises embraced within the bounds of any streets, roads or highways; and all other matters of record.

This is unimproved property located on Libble Rd, Nashville, TN 37218 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 15 day of March, 2019.

Raymond A. Farmer

Raymond A. Farmer

Mildred C. Farmer

Mildred C. Farmer

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~CHEATHAM~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Raymond A. Farmer, and wife, Mildred C. Farmer the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 15 day of March, 2019.

Kelly E. Graybill
NOTARY PUBLIC

My commission expires: 11-14-2019

KELLY ELIZABETH GRAYBILL
Notary Public
Kentucky - State at Large
My Commission Expires Nov 14, 2019

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

SWORN to and subscribed before me,

this the 18th day of March, 2019.

NOTARY PUBLIC

My commission expires: 7/17/21

BROOKE MARTIN
NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE