WARRANTY DEED

Karen Johnson Davidson County
Batch# 226856 DEEDWARR
05/07/2019 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190507-0042809

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristin Porter	New Owner	
(NAME)	(NAME)	
501 W Old Hickory Boulevard	SAME	042-12-0-065.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We John C. Slate and wife, Barbara L. Slate**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kristin Porter, a single woman**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Blair Heights, Section Five, of record in Book 2330, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 1 is described as follows: Beginning at a point in the Westerly margin of Donna Drive at the corner of Lots 1 and 2; thence with the line between said lots Westerly 225.9 feet to a point; thence Northerly 227.48 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same Easterly 202.31 feet to the beginning of a curve; thence around said Curve, in a Southeasterly direction, 48.7 feet to the Westerly margin of Donna Drive; thence with the margin of the same Southerly 210 feet to the point of beginning.

Included in the above description but expressly Excluded therefrom is the property conveyed to the Metropolitan Government of Nashville and Davidson County for an easement for highway purposes of record in Book 4855, Page 484, Register's Office for Davidson County, Tennessee, described as follows:

Being a part of Lot 1 on the map of Blair Heights, Section V, of record in Book 2330, Page 55, Register's Office for Davidson County, Tennessee, and being more particularly described as follow:

Beginning at the point of the intersection of the East boundary of the David K. Wachtel property and the South margin of Old Hickory Boulevard, thence along the said South boundary North 87 degrees 59 minutes East 202.0 feet to a point, thence along a curve right having a radius of 30 feet for 49.0 feet to a point in the West margin of Donna Drive, thence along the said West margin South 1 degree 34 minutes West 8.3 feet to a point, thence Northwardly and Westwardly along a curve left having a radius of 25 feet for 39.9 feet to a point, thence Westwardly along a curve left having a radius of 11.413 feet 207.7 feet to a point in the said East boundary,

thence along the said East boundary North 0 degrees 21 minutes West 7.8 feet to the point of the beginning and containing 2406 square feet.

Being the same property conveyed to John C. Slate and wife, Barbara L. Slate by Warranty Deed from Edward Gribbins and wife, Shirley Gribbins, dated June 15, 2015 and recorded June 17, 2015 of record in Instrument No. 20150617-0057620, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Book 2330, Page 55, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 501 W Old Hickory Boulevard, Madison, TN 37115

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of May, 2019.

John C. Slate

Barbara L. Slate

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Slate and Barbara L. Slate, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of May, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY