Karen Johnson Davidson County
Batch# 227705 DEEDWARR
05/09/2019 09:11:50 AM 4 pgs
Fees: $23.00 Taxes: $784.40
20190509-0043432

This instrument prepared by Birthright Title & Escrow, LLC
405 Two Mile Pike, 2B, Goodlettsville, TN 37072

ADDRESS NEW OWNER:
Kevin W. Davis
116 S. Graycroft Ave
Madison, TN 37115

SEND TAX BILLS TO:
SAME

MAP/PAR NOS.:
Map 42.14
Parcel 096.00

WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, We, **JACQUELINE PERRY, JAN DeMARCUS, and JOHNNY WATSON**, sell, grant and convey to **KEVIN W. DAVIS** the following described real property located in Davidson County, Tennessee:

A small tract of land in the 11th Civil District of Davidson County, Tennessee, being part of the east part of the F. W. Jones farm, and being known as Lot No. 10 on the un-recorded map of a subdivision by B. C. Head of said property, and described according to a copy of a survey by Harvey Gee, Surveyor, as follows:

Beginning at an iron pin in the westerly margin of Graycroft Road, the common corner of Lot 10 and 11; thence with the line between said lots, westerly 371.0 feet to a point; thence northerly 115 feet to the corner of Lots 9 and 10; thence with the line between said lots easterly 371.0 feet to the westerly margin of Graycroft Road; thence with the margin of said road, southerly 115 feet to the beginning.

Being the same property conveyed to Jones B. Watson and wife Sara M. Watson by warranty deed from W. W. Harbison and wife Addie Bell Harbison, of record in Book 1912, Page 2226, Register's Office of Davidson County, Tennessee. The said Jones B. Watson subsequently died, survived by his wife Sara M. Watson. Sarah Mathis Watson, being the same person as Sara M. Watson, subsequently died unmarried on May 1, 2018; and by Will, admitted to probate by order entered May 24, 2018 by the Seventh Circuit Court for Davidson County, Tennessee, Case 18P-879, devised the within property to Jacqueline Perry, Jan DeMarcus, and Johnny Watson. The said devisees are also all of the heirs at law of Sarah Mathis Watson, as demonstrated by Affidavit of Heirship placed of record herewith.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following, conveyed by Sara M. Watson, a widow, to the Metropolitan Government of Nashville and Davidson County, Tennessee, by warranty deed of record at Book 7868, Page 636, said Register's Office:

RIGHT-OF-WAY: Beginning at a point on the northeast corner of Parcel 96 of Map 42-14 and lying on the westerly right-of-way line of Graycroft Avenue; thence S 06°45' 47" W along existing right-of-way for a distance of 115.00 feet to a point; thence N 83° 14' 13" W for a distance of 1.29 feet to a point: thence N 06° 47' 52" E along proposed right-of-way for a

distance of 115.00 feet to a point; thence S 83° 14′ 13″ E for a distance of 1.22 feet to the point of beginning and containing therein an area of 144.33 +/- square feet.

PERMANENT DRAINAGE EASEMENT: Beginning at a point at approximately Sta. 41+75, 25.00 feet left of existing baseline of Project 85-R-50, Graycroft Avenue; thence S 06° 47′ 53″ W for a distance of 20.00 feet to a point; thence N 83° 14′ 13″ W for a distance of 20.00 feet to a point thence N 06° 47′ 53″ E for a distance of 20.00 feet to a point; thence S 83° 14′ 13″ E for a distance of 20.00 feet to the point of beginning and containing therein an area of 400.00 +/- square feet.

Beginning at a point at approximately Sta. 42.00, 25.00 feet left of existing baseline of above mentioned project; thence S 06° 47′ 53″ W for a distance of 5.00 feet to a point; thence N 83° 14′ 13″ W for a distance of 105.00 feet to a point; thence N 06° 47′ 53″ E for a distance of 5.00 feet to a point; thence S 83° 14′ 13″ E for a distance of 105.00 feet to the point of beginning and containing an area of 575.00 square feet.

TEMPORARY EASEMENT FOR SLOPE PURPOSES: Being a 9 foot wide strip of land lying adjacent to, parallel, and on the west side of the proposed right-of-way line of South Graycroft Avenue for a distance of 90 feet and containing therein an area of 810 +/- square feet. Said temporary easement to be abandoned upon completion of construction.

This is improved property located at and known as 116 S. Graycroft Ave., Madison, Tennessee.

This property is not the residence of any Grantor, his/her spouse or any dependent.

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 I/we do covenant with the said Grantees that I/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 I/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.

Witness my/our signatures on the date(s) indicated:

[Remainder of this page intentionally blank]

JACQUELINE PERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Jacqueline Perry, the bargainor(s), with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 7/9/2019

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2019

JAN DeMARCUS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Jan DeMarcus, the bargainor(s), with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 7/9/2019

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022

JOHNNY WATSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Johnny Watson, the bargainor(s), with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 7/9/2019

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for, or value of, this transfer, whichever is greater, is $212,000.00.

Affiant

Sworn to and subscribed before me this date: 5/7/22.

Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY