21613

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 232088 DEEDWARR
05/20/2019 10:15:02 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20190520-0047174

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Jack William Blier
1555 Neelys Bend Road
Madison, TN 37115

Send Tax Bills to:
F&M Bank
2081 Wilma Rudolph Blvd.
Clarksville, TN 37040

Map/Parcel: 06300019600 & 06300018700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Wilese Denise Pridemore and husband, Bill Pridemore**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Jack William Blier and Pamela Parker Blier, husband and wife** , hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The herein described property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property known as: 1555 Neelys Bend Road, Madison TN 37115
and unimproved property known as: 1541 Neelys Bend Road, Madison, TN 37115

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 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 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) as on the date shown on the Notary forms.

Wilese Denise Pridemore

Bill Pridemore

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wilese Denise Pridemore and Bill Pridemore,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of May, 2019.

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me this 13th day of May, 2019.

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

EXHIBIT "A" **GF#: 21613**

Legal Description

TRACT 1:
BEING Lot No. 1 in the subdivision of the W. J. Dillard property as of record in Book 6050, page 70, Register's Office for Davidson County, Tennessee, described further as:

Beginning at an iron pin in the northerly line of Neeley's Bend Methodist Church property as of record in Book 3074, page 393, said Register's Office, said point of beginning or iron pin being located 33 feet from the center line of Neeley's Bend Road; thence North 11 deg. 54 min. 06 sec. west 125 feet, with the easterly margin of a 8 foot dedication to said Road, to a point; thence severing said lot, North 78 deg. 08 min. 58 sec. East 381.54 feet, with the southerly line of W. J. Dillar's Office, to a point; thence South 11 deg. 57 min. 49 sec. East 125 feet, with the westerly line of said Dillard and severing said lot, to an existing iron pin in the northerly line of said Church property; thence South 78 deg. 08 minm. 58 sec. West 381.68 feet, with said northerly line of the Church, to the point of beginning.

BEING the same property conveyed to William Joel Dillard and wife, Wilese Denton Dillard by Quitclaim Deed from Spiller Campbell, Jr., Trustee, dated February 25, 1988, and filed in Book 7485, page 262, said Register's Office. The said William Joel Dillard now deceased.

And being part of the same property conveyed to Wilese Denton Dillard and Wilese Denise Pridemore by Quitclaim Deed from Wilese Denton Dillard, dated January 3, 2005 and filed in Instrument No. 20050103-0000406, said Register's Office. The said Wilese Denton Dillard having since died. Title now vested in Wilese Denise Pridemore pursuant to the Affidavits of Heirship filed in Instrument Nos. 20141015-0095327 and 20141015-0095328, said Register's Office.

Map/Parcel: 06300019600
Generally known as: 1555 Neelys Bend Road, Madison, TN 37115

TRACT 2:
BEING Lot No. 6 on the Final Plat PRIDEMORE SUBDIVISION, filed at Instrument No. 20050422-0045163, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lot.

BEING part of the same property conveyed to William Joel Dillard and wife, Wilese Denton Dillard by Partition Deed from F. Spiller Cambell, Jr., Trustee, dated May 7, 1982, and filed in Book 5883, page 698, said Register's Office.
The said William Joel Dillard now deceased.

and being part of the same property conveyed to Wilese Denton Dillard and Wilese Denise Pridemore by Quitclaim Deeds filed in Instrument No. 20040614-0070007 and Instrument No. 20050103-0000406, said Register's Office. The said Wilese Denton Dillard having since died. Title now vested in Wilese Denise Pridemore pursuant to the Affidavits of Heirship filed in Instrument Nos. 20141015-0095327 and 20141015-0095328, said Register's Office.

Map/Parcel: 06300018700
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