Karen Johnson Davidson County
Batch# 240175 DEEDWARR
06/07/2019 09:04:22 AM 2 pgs
Fees: $13.00 Taxes: $240.50

20190607-0054508

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 08-20-2019

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
William Patton, Jr.,unmarried	William Patton, Jr. (NAME)	039000
P.O. Box 42	P.O. Box 42	225.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Glenn Harvey Doyle, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Patton, Jr.,unmarried, 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:

BEING TRACT NO. 3 OF CARNEY ACRES SITUATED IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY ELBERT F LUTHER, JR., DATED APRIL OF 1975.

SAID TRACT NO. 3 BEGINS AT A POINT IN THE CENTER OF STENBURG ROAD, SAID POINT BEING THE COMMON FRONT CORNERS OF THE LEONARD L. CARNEY PROPERTY AND THE PROPERTY HEREIN CONVEYED; THENCE NORTH 54 DEGREES 0' EAST ALONG THE CENTER OF STENBURG ROAD A DISTANCE OF 155.0 FEET TO A POINT; THENCE NORTH 36 DEGREES 00' WEST A DISTANCE OF 792.5 FEET TO AN IRON PIN; THENCE SOUTH 80 DEGREES 0' WEST A DISTANCE OF 167.5 FEET TO AN IRON PIN, SAID POINT BEING THE COMMON REAR CORNERS OF THE LEONARD L. CARNEY PROPERTY AND THE PROPERTY HEREIN CONVEYED; AND THENCE SOUTH 36 DEGREES 00' EAST ALONG THE EASTERLY MARGIN OF THE LEONARD L. CARNEY PROPERTY A DISTANCE OF 869.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOAN C. MIDGETT, BY WARRANTY DEED FROM OSCAR W. CARNEY AND WIFE, MARY SWINT CARNEY, OF RECORD IN BOOK 4922, PAGE 899, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JUNE 09, 1975 AND RECORDED ON JUNE 17, 1975. AND FURTHER BEING PART OF THE SAME PROPERTY CONVEYED TO GLENN HARVEY DOYLE, JR., BY QUIT CLAIM DEED FROM JOAN CARNEY MIDGETT, OF RECORD IN BOOK 8437, PAGE 635, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE TAXES IN 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 4320 Stenberg 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

WARRANTY DEED
(Continued)

the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of May, 2019.

Glenn Harvey Doyle, Jr.

STATE OF Maine

COUNTY OF Kennebec

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenn Harvey Doyle, Jr., married man, the herein bargainor(s), 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, this the 30th day of May, 2019.

Paige Plummer
Notary Public, Maine
My commission expires
April 06, 2024

Notary Public

My Commission Expires: 4/6/24

(SEAL)

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