Karen Johnson Davidson County
Batch# 274818 DEEDWARR
08/21/2019 02:38:26 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20190821-0084097

WARRANTY DEED

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2019

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 12/22/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond Company, LLC	Raymond Company, LLC	133030049.00
(NAME)	(NAME)	
4014 Maggie Court	4014 Maggie Court	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Barbara Savage, Regina Thomas, and Jean Moore,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Raymond Company, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being parts of Lots Nos. 16 and 17 on the Map of Hinchey Petway Lands as of record in Minute Book "I", page 442, Chancery Court, as follows:

Beginning at the northeast corner of Antioch Pike and Southlake Drive; thence with the east margin of Southlake Drive, north 2° 25' east 220 feet to a monument at the Southwest corner of Lot No. 103 on the Plan of Southlake Section I, as of record in Book 2083, page 58, said Register's Office; thence along the rear line of Lots Nos. 103 end 102, south 87° 11' east 175 feet to a monument at the common rear corner of Lots 101 and 102; thence leaving said Subdivision, south 2° 35' west 220 feet to the north margin of Antioch Pike; thence with the Pike, north 87° 30' west 175 feet to the beginning.

Included herein, but excluded from this conveyance is a tract conveyed to the Metropolitan Government and Davidson County, Tennessee of record in Book 4389, page 988 and described as follows:

Beginning at the present southeast corner of Antioch Pike and Southlake Drive; thence north 89° 10' east (actual field measurement being- S. 87° 30' E.) 175 feet along the present north margin of Antioch Pike to a point; thence north 0° 50' west 18.21-feet to a point on the new relocated north margin of Antioch Pike; thence westerly 60.24 feet along the curve- that has a 2640.57 foot radius on the new relocated north margin of Antioch Pike to the end of said curves; thence south 87° 47' 24" west 88.20 feet along the new relocated north margin of Antioch Pike to the beginning of a curve that has a 25 foot-radius; thence northwesterly 39.88 feet along said curve to the new relocated north margin of Antioch Pike to a point on the present east margin of Southlake Drive; thence south 0° 49' east 39.64-feet along the present east margin of Southlake Drive to the point of beginning.

BEING the same property conveyed to Harper F. Darrow and wife, Mary Belle S. Darrow by Jesse E. Stroud and Argie Inez Stroud to deed dated February 11, 1976, and of record in the office of the

Davidson County, Tennessee Register of Deeds in Book 4996, page 919. The said Harper F. Darrow having now died on December 10, 2006 leaving Mary Belle S. Darrow as the sole owner. The said Mary Belle S. Darrow died, testate in Davidson County Tennessee on March 9, 2018 and her estate was probated in the Seventh Circuit Court for Davidson County, Tennessee. Grantors have entered this conveyance in accordance with the Parties' settlement agreement and to perfect title in the Grantees.

Being the same property conveyed to Barbara Savage, Jean Moore and Regina Thomas, as tenants in Common by Quit Claim Deed dated May 24, 2019 from John Hailey, David Hailey and Cynthia England of record in Instrument No. 20190528-0050308 in the Register's Office for Davidson County, Tennessee. See also Scrivner's Error Affidavit of record in Instrument no. 20190614-0057506 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 170 Antioch Pike., Nashville, TN 37211

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

Witness my/our hands this 20th day of August, 2019.

Barbara Savage

Regina Thomas

Jean Moore

Jean Moore

State of Tennessee
County of Rutherford

Personally appeared before me Barbara Savage, Regina Thomas, and Jean Moore, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of August, 2019.

KRISTIN L BROWN NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY

Notary Public Kristin L. Brown
My Commission Expires: March 05, 2023

File No.: 23249