Karen Johnson Davidson County
Batch# 303927 DEEDWARR
10/22/2019 08:38:45 AM 2 pgs
Fees: $13.00 Taxes: $560.55
20191022-0107896

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Patricia L. Nall

TO: Judy Beier
5308 Ashland City Hwy
Nashville, TN 37218

MAP & PARCEL:
067-00-0-007.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Patricia L. Nall, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Judy Beier, unmarried, Grantee herein, her heirs, successors and assigns, the following described property:

Being part of Lot No. 2 on the Map of the Lands of the Jerome B. Hyde and Richard R. Hyde Estates, as of record in Minute Book I, pages 472 and 473, County Court for said County, and described as follows; BEGINNING at a point on the northerly margin of Hydes Ferry Pike, at the southeast corner of a tract conveyed to Ernest F. Menning and wife, by deed from Charles D. McDonald and wife, as of record in Book 1683, page 333; thence with Mennings' easterly line, northerly 220 feet to a point; thence easterly 200 feet to the westerly line of the property conveyed to C. L. Hudgens and wife, by deed of record in Book 2044, page 385; thence with Hudgens' westerly line, southerly 220 feet to the northerly margin of Hydes Ferry Pike; thence with the margin of the same, westerly 200 feet to the beginning. INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the conveyance made to State of Tennessee of record in Book 9582 page 314, Register's Office for said County, described as follows: Beginning at a point in the existing northerly margin of State Route 12, 9.01 feet from centerline station 417+82.20; thence, with said existing northerly margin, South 66 degrees 29 minutes 04 seconds West, 197.66 feet to a point in the westerly line of subject tract 8.48 feet from centerline station 419+81.89; thence, with said westerly line, North 25 degrees 54 minutes 46 seconds West, 43.58 feet to a point in the proposed northerly margin 52 feet from centerline station 419+81.80; thence, with said proposed northerly margin, North 66 degrees 38 minutes 10 seconds East, 199.34 feet to a point in the easterly line of subject tract 52 feet from centerline station 417+82.45; thence, with said easterly line, South 23 degrees 42 minutes 06 seconds East, 42.99 feet to the beginning, containing 0.197 of an acre.

BEING part of the property conveyed to John Crawford Nall and wife, Patricia L. Nall, from Horace Leonard Farmer and wife, Judith G. Farmer by Warranty Deed dated February 5, 1976 and recorded February 6, 1976 of record in Book 4994, page 962, Register's Office of Davidson County, Tennessee. John Crawford Nall died June 27, 1999 vesting title in Patricia L. Nall as surviving tenant by the entirety.

This conveyance is subject to the lien of 2019 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for Subdivision of the Jerome B. Hydes and Richard R. Hydes Estates of record in Minute Book I, pages 472-473, Metropolitan Government Archives of Nashville-Davidson County; Easement(s) as set out in Warranty Deed of record to State of Tennessee from John Crawford Nall and wife, Patricia L. Nall of record in Book 9582, page 314, Register's Office of Davidson County, Tennessee; Restriction(s) as set out in Warranty Deed of record to Lucille Gupton Meadows and husband, Abner M. Meadows from R. D. McDonald and wife, Hautie M. McDonald of record in Book 2101, page 19, said Register's Office; and all other matters of record.

This is improved property known as 5308 Ashland City Highway, Nashville, TN 37218 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs, successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 11th day of October, 2019.

Patricia L Nall By John F. Hooper P.O.A
Patricia L. Nall
By: John Franklin Hooper, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Franklin Hooper, to me known to be the person who executed the foregoing instrument in behalf of Patricia L. Nall and who acknowledged that he executed the same as the free act and deed of the said Patricia L. Nall. Witness my hand and seal at office this 11th day of October, 2019.

Martha Brooke Martin
NOTARY PUBLIC

My commission expires: 7/17/21

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $151,500.00.

Judy Beier
Affiant

SWORN to and subscribed before me,

this the 11th day of October, 2019.

Martha Brooke Martin
NOTARY PUBLIC

My commission expires: 7/17/21

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY