Karen Johnson Davidson County
Batch# 331420 DEEDWARR
12/18/2019 10:25:11 AM 2 pgs
Fees: $13.00 Taxes: $1,668.70

20191218-0130540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,000.00

Wallace Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2019

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Suite 1750, Nashville, TN 37129

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Wallace Mitchell 4331 Martins Chapel Springfield, TN 37172	SAME	059-00-0-040.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

RONNIE LEE TELFORD

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

WALLACE MITCHELL

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 13th. Civil District of Davidson County, Tennessee, being the remaining part of the land west of Buena Vista Pike of the R.B. Beal Farm as of record in Deed Book 1129, Page 368, Register's Office for Davidson County, Tennessee, and being described according to a survey by George N. Watkins, dated September 12, 1973, as follows:

Beginning at a point on the westerly margin of Buena Vista Pike, said point being the northeasterly corner of the Charles N. Bernhardt property, as of record in Book 4301, Page 201, Register's Office for Davidson County, Tennessee; thence along said margin of Buena Vista Pike north 28 deg. west 536.8 feet of an iron pin; thence south 70 deg. 55' west 588 feet to an iron pin; thence south 26 deg. 33' west 66.5 feet to a point; thence south 26 deg. 45' east 341.5 feet to an iron pin; thence south 63 deg. 15' west 10 feet to a point; thence south 26 deg. 45' east 313.6

feet to an iron pin in the northerly margin of the said Charles Bernhardt property; thence north 53 deg. 0' east 461.5 feet to an iron pin; thence north 67 deg. 0' east 206.0 feet to an irons pin, said point being the point of beginning, and containing 9.39 acres more or less.

Being the same property conveyed to CHARLES LONDON, by deed from CHARLES WOODY, SINGLE, of record in Book 7007, Page 78, dated October 10, 1986, said Register's Office. CHARLES R. LONDON having since died testate on or about September 9, 2019. Pursuant to the Last Will and Testament of Charles R. London, in The Seventh Circuit Court (Probate Division), for Davison County, Twentieth Judical District, State of Tennessee, at Nashville, Case No. 19P1595, said properly said property was devised to RONNIE LEE TELEFORD.

This improved property is known as 5101 Buena Vista Pike, Nashville, TN 37218.

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. 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16th day of December, 2019.

Ronnie Lee Telford

Ronnie Lee Telford

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronnie Lee Telford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of December, 2019.

Howard M. Skipworth

Notary Public

My commission expires:_____

