This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188

Karen Johnson Davidson County
Batch# 333995 DEEDWARR
12/23/2019 01:33:49 PM 2 pgs
Fees: $13.00 Taxes: $229.40
20191223-0132460

ADDRESS NEW OWNER:
Derrick Harrington
7354 River Road Pike
Nash TN 37209

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
100 000 062

WARRANTY DEED

This instrument prepared from information provided by parties. No title search performed.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Anthony Dale Douglas and Robert Wayne Douglas, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Derrick Harrington, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land in the 8th Civil District of Davidson County, Tennessee, near the River Road and described according to a survey by S. H. Hutchison, dated November 1, 1965, as follows:

Beginning at a point in a ditch in Jesse Harrington's line, said point being the NW corner of the F. E. Hooper property; and thence N. 3 deg. E. 90 feet to a stake, hackberry pointer; thence N. 10 deg. 30' W. 100 feet to a stake, hackberry pointer; thence N. 24 deg. 30' W. 81 feet to an iron stake, C. E. Harrington's NW corner; thence with Jesse Harrington's southerly line as follows: N 70 deg. E. 151.5 feet to a hackberry tree; and thence N. 85 deg. E. 290 feet to a hackberry tree; thence N 68 deg. E. 66.2 feet to a hackberry tree; thence N 49 deg. E. 104.5 feet to a bois-d'arc ("bodock") iron stake; thence 80 deg. W. 612 feet to the beginning, containing 4 acres more or less.

Being the same property conveyed to Anthony Dale Douglas and Robert Wayne Douglas, Jr. by deed from Jesse Harrington and wife, Catherine Harrington of record in Book 5974, Page 31 Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is unimproved property known as Indian Creek Road, Nashville TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Derrick Harrington, his heirs and assigns, forever; and we, Anthony Dale Douglas and Robert Wayne Douglas, Jr. 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of December 2019.

Anthony Dale Douglas

Robert Wayne Douglas, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anthony Dale Douglas and Robert Wayne Douglas, Jr.the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20 day of December, 2019.

My Commission Expires: May 9, 2023

NOTARY PUBLIC

JACKOB MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $62,000.00.

My Commission Expires May 9, 2023

AFFIANT

Subscribed and sworn to before me this 20 day of December, 2019.

My Commission Expires: May 9, 2023

NOTARY PUBLIC

JACKOB MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 9, 2023