WARRANTY DEED

Karen Johnson Davidson County
Batch# 335719 DEEDWARR
12/27/2019 01:32:13 PM 2 pgs
Fees: $13.00 Taxes: $74.00

20191227-0133938

B-FB--19-400

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Donna L Pinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2019.

Desiree Zahm
Notary Public

MY COMMISSION EXPIRES: 9-25-2022
(AFFIX SEAL)

DESIREE ZAHM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Myers E. Brown	**New Owner**	
(NAME)	(NAME)	**PART OF 04300003400**
516 Keeton Avenue		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA L. PINSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MYERS E. BROWN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in the 11th Council District of Davidson County, Old Hickory, Tennessee, being a portion of Lot 2 of the 400 Keeton Avenue 0 Scenic View Road Subdivision, filed for record in Instrument No. 20190925-0097608, Register's Office for Davidson County, Tennessee and is more particularly described as follows:

Beginning at the southernmost corner of Lot 1 on the aforementioned plat, thence leaving said Lot 1 along an old fence line, South 46 degrees 07 minutes 28 seconds West a distance of 570.41 feet to a 1/2" iron pipe, said pipe being found along the southerly line of Lot 2 of the aforementioned plat; thence along said plat lines for the remaining calls- North 36 degrees 15 minutes 16 seconds West, a distance of 54.55 feet to a 1/2" iron rod found; thence North 46 degrees 09 minutes 14 seconds East a distance of 553.22 feet to a capped iron rod set: thence South 54 degrees 21 minutes 27 seconds East a distance of 54.69 feet to the point of beginning, having an area of 30,293.9 square feet or 0.70 acres of land as surveyed by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660 on October 15, 2019 and is based on survey work conducted by Dale and Associates under Project No. 19075.

Being a portion of the same property conveyed to Leslie W. Allen and wife, Donna L. Allen, by Quitclaim Deed from John W. Allen and Myrtle Frances Allen, of record in Book 7040, Page 268, Register's Office for Davidson County, Tennessee, dated November 13, 1986 and recorded on November 14, 1986. Leslie W. Allen having since died on November 23, 2018 leaving Donna L. Allen as the surviving tenant by the entirety. Donna L. Allen having since married and is now known as Donna L. Pinson. James Pinson, III, husband of Donna L. Pinson joins in this instrument to convey any and all marital interst he may have in said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20190925-0097608, Register's Office of Davidson County, Tennessee.
- Sewer and Drainage Easements to Metropolitan Government of Nashville and Davidson Co. of record in Book 9411, Page 735 and Book 9781, Page 319, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Scenic View Drive, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 13th DAY OF DECEMBER, 2019.

Donna L. Pinson

Donna L. Pinson

James Pinson, III

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA L. PINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2019.

Notary Public
My Commission Expires: 9-25-2022
(SEAL)

DESIREE ZAHM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES PINSON, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2019.

Notary Public
My Commission Expires: 9-25-2022
(SEAL)

DESIREE ZAHM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903