Karen Johnson Davidson County
Batch# 337063 DEEDWARR
01/02/2020 08:27:13 AM 4 pgs
Fees: $23.00 Taxes: $3,307.80
20200102-0000071

21949
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Jimmy R. Mitchell
1013 Gallatin Pike South
Madison, TN 37115

Send Tax Bills to:
New Owner

Map/Parcel: 04316001600; 04316000500; 04316000600; 04316000700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Raymond W. Anderson, Jr. (aka Raymond W. Anderson) and wife, Joy C. Anderson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Jimmy R. Mitchell**, hereinafter called the Grantee, his heirs and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; all matters as shown on the plat of record in Book 1424, page 107; and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 105 Eagan Circle, Madison, TN 37115
106 Rio Vista Drive, Madison, TN 37115
108 Rio Vista Drive, Madison, TN 37115
and unimproved property known as: 104 Rio Vista Drive, Madison, TN 37115

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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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) as on the date shown on the Notary forms.

Raymond W. Anderson, Jr.

Joy C. Anderson

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Raymond W. Anderson, Jr. and Joy C. Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of December, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 894,000.00

Affiant

Subscribed and sworn to before me this 26th day of December, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

My Commission Expires: 3/8/22

First American Title Ins. Co.

Exhibit "A"

TRACT 1:
Being Lot No. 46 on the revised plan of Myatt-Eagan Subdivision of Lot No. 8 and the westerly part of Lot No. 9 of Anderson Estates, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 100 feet on the westerly side of Eagan Circle and extends back 218.5 feet on the northerly line and 231.3 feet on the southerly line to a dead line, measuring 40.89 feet thereon.

TRACT 2:
Being Lot No. 45, Block "B" on the revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 45, Block "B" fronts 50 feet on the westerly side of Eagan Circle and runs back 218.5 feet on the southerly line and 212.2 feet on the northerly line to a dead line in the rear on which it measures 50.39 feet.

TRACT 3:
Land in Davidson County, Tennessee, being Lot No. 1, Block "B" on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the north margin of Old Hickory Boulevard, at the corner of Lots 1 and 2; thence with the line between said lots, northerly 200 feet to the line of Lot No. 46; thence with the line between Lots 1 and 46, easterly 12.5 feet to the west margin of Eagan Circle; thence with the margin of the same, Southeasterly 180.7 feet to the beginning of a curve; thence around said curve, southwesterly 36.61 feet to the north margin of Old Hickory Boulevard; thence with the margin of the same, westerly 39 feet to the point of beginning.

INCLUDED in the above description, but EXCLUDED from the property being conveyed herein is the following tract which was conveyed by Maxine D. Cox to the State of Tennessee in Book 4050, page 509, Register's Office for Davidson County, Tennessee, for construction of a controlled access highway.

Said tract being described as follows:

Being part of Lot No. 1 Block "B" on the Revised Plan of Myatt-Eagan Subdivision of record in Book 1424, page 107, Register's Office, Davidson County, Tennessee.

Beginning at a point in the southwesterly corner of the property of G. F. Cox and the southeasterly corner of the land of the Heirs of O. M. Grace (Tract #78), running North 2 deg. East 130 feet, plus or minus, along Cox's Westerly property line to a point; thence Southeasterly 32 feet, plus or minus, to a point on Cox's Easterly property line; thence running South 12 deg. 53 mins. East 103 feet, plus or minus, along the Easterly property line to the beginning of a curve; thence around said curve Southwesterly 36.61 feet to the Northerly margin of Old Hickory Boulevard; thence Westerly 39 feet along the Northerly margin of Old Hickory Boulevard back to the point of beginning, containing 0.13 acres, more or less.

BEING the same property conveyed to Raymond W. Anderson, Jr. and wife, Marie E. Anderson by Warranty Deed from Trust A, B and C as designated under the Will of James Thomas Conrad, a 1/3 interest each as tenants in common with Melissie Earlene Conrad Bush, as Trustee with full power to sell, transfer and convey said property, dated May 5, 1988, and recorded on May 17, 1988, in Book 7546, page 119, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Raymond W. Anderson, Jr. by Quitclaim Deed from Marie E.

Exhibit "A" - Continued

Anderson, dated January 27, 1993, and recorded on May 12, 1993, in Book 8946, page 633, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Raymond W. Anderson, Jr. and wife, Joy C. Anderson by Quitclaim Deed from Raymond W. Anderson, Jr. dated October 30, 2000 and recorded as Instrument No. 20001113-0112317, Register's Office for Davidson County, Tennessee.

TRACT 4:
Remainder from Lots 2 to 8 of Myatt Subdivision as more fully described in Book 3617, page 413, still vested in heirs of O. M. Grace, Jr., subsequent to a taking from said realty by the Department of Highways and Public Works for highway purposes in the Circuit Court of Davidson County, Tennessee under Docket No. A-1422, consisting of a triangular tract of land with dimensions of 70 feet, 225 feet, and 238 feet (said remainder from Lot 2 to 8 being formerly known as Map 43-16, Parcel 60 on the Tax Maps in the Office of the Davidson County Tax Assessor)

BEING the same property conveyed to Raymond W. Anderson, Jr. by Warranty Deed dated April 12, 1989, recorded April 12, 1989, in Book 7815, page 453, Register's Office for Davidson County, Tennessee.

This is known as: 105 Eagan Circle, Madison, TN 37115

TRACT 5:
LAND in Davidson County, Tennessee, being Lots Nos. 12 and 13, Block "B", on the Revised Plan of Myatt-Eagan Subdivision as of record in Book 1424, page 107, Register's Office for said County.

Said Lots Nos. 12 and 13 front together 100 feet on the easterly side of Rio Vista Drive and extend back 210.8 feet on the northerly line and 224.4 feet on the southerly line to a dead line, measuring 100.96 feet thereon.

INCLUDED in this conveyance BUT EXCLUDED from any warranties of title or seizin, the Grantors quitclaim and convey all their right, title and interest to the said Grantee, a parcel or tract of as follows:

That part of the land hereinafter described remaining after purchase by the State of Tennessee of approximately 0.17 acres, the original property being Lot No. 11, Block "B" of the Myatt-Eagan Subdivision, an unrecorded plan of a recorded plan of Anderson Estates, of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee.

Said lot begins at a point on the easterly margin of Rio Vista Drive at the corner of Lots Nos. 10 and 11 being 180 feet North of the northerly margin of Old Hickory Boulevard; thence with the line between Lots Nos. 10, 9, 8, 7, 6 and 11, eastwardly 231.2 feet to a dead line; thence, with said line northwardly 50.46 feet to the common corner of Lots Nos. 11 and 12; thence with the line between Lots Nos. 11 and 12 westwardly 224.4 feet to the easterly margin of Rio Vista Drive; thence with said Drive, southwardly 50 feet to the beginning.

BEING the same property conveyed to Raymond W. Anderson by Warranty Deed from Russell Maddox and wife, Faye Maddox, dated December 20, 1993, and recorded on December 23, 1993, in Book 9198, page 142, Register's Office, Davidson County, Tennessee.

Being known as: 106 & 108 Rio Vista Drive, Madison, TN 37115 and unimproved property known as: 104 Rio Vista Drive, Madison, TN 37115