Karen Johnson Davidson County
Batch# 345241 DEEDWARR
01/17/2020 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $222.00
20200117-0006554

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

X Morris Earl Ayers III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Morris Earl Ayers, III	Morris Earl Ayers, III	Map: P/O 01700011700
(NAME) 2882 Lower Walker Creek Rd	(NAME) 2882 Lower Walker Creek Rd	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY THOUSAND AND NO/100 DOLLARS ($60,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

W. E. AYERS, UMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MORRIS EARL AYERS, III, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land located in Davidson County, Tennessee, and being a 5.01 Acre portion of the property as described in Book 4762, Page 553 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an old iron rod being the Northeast corner of the property conveyed to MARJORIE WAGGONER NANCE as described in Instrument Number 20120326-0025516 in the Register's Office of Davidson County, Tennessee, said point being 25 feet from the centerline of LOWER WALKERS CREEK RD;
Thence, the South margin of said road with a curve turning to the left with an arc length of 539.42 feet, with a radius of 4024.30 feet and a chord bearing of NORTH 66 DEGREES 17 MINUTES 24 SECONDS EAST, with a chord length of 539.02 feet;
Thence, NORTH 62 DEGREES 27 MINUTES 00 SECONDS EAST, 4.30 Feet to a new iron rod, said point being 25 feet from centerline and lying in the North line of TERRY L. GILL as described in Instrument Number 20061030-0134120 in the Register's Office of Davidson County, Tennessee;
Thence, SOUTH 27 DEGREES 25 MINUTES 02 SECONDS WEST, 113.81 Feet to an 18" tree with fence;
Thence, with the fence, SOUTH 41 DEGREES 27 MINUTES 07 SECONDS WEST, 131.12 Feet to a 5/8" old iron rod;
Thence, SOUTH 39 DEGREES 03 MINUTES 44 SECONDS EAST, 427.55 Feet to a new iron rod;
Thence, with a new division line, SOUTH 48 DEGREES 56 MINUTES 38 SECONDS WEST, 418.70 Feet to an 18" Hickory in a fence;
Thence, with the fence; NORTH 64 DEGREES 54 MINUTES 48 SECONDS WEST, 138.31 Feet to a new iron rod lying in the South line of said NANCE property;
Thence, with a fence, NORTH 29 DEGREES 30 MINUTES 00 SECONDS EAST, 187.98 Feet to an old fence post;

Thence, NORTH 37 DEGREES 23 MINUTES 04 SECONDS WEST, 459.73 Feet to the point of beginning and
having an area of 218,426 Square Feet or 5.01 Acres.

Being part of the same property conveyed to W. E. Ayers and wife, Sue Batson Ayers, by deed from J.C. Bryan and wife, Lucy Porter Bryan, of record in Book 4762, Page 553, dated October 5, 1973, Register's Office for said County.

unimproved ☒
This is improved ☐ property, known as 0 Lower Walkers Creek Rd., Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we 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 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 17th day of January, 2020.

W. E. Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 17th day of January, 2020.

My Commission Expires: 5.2.22

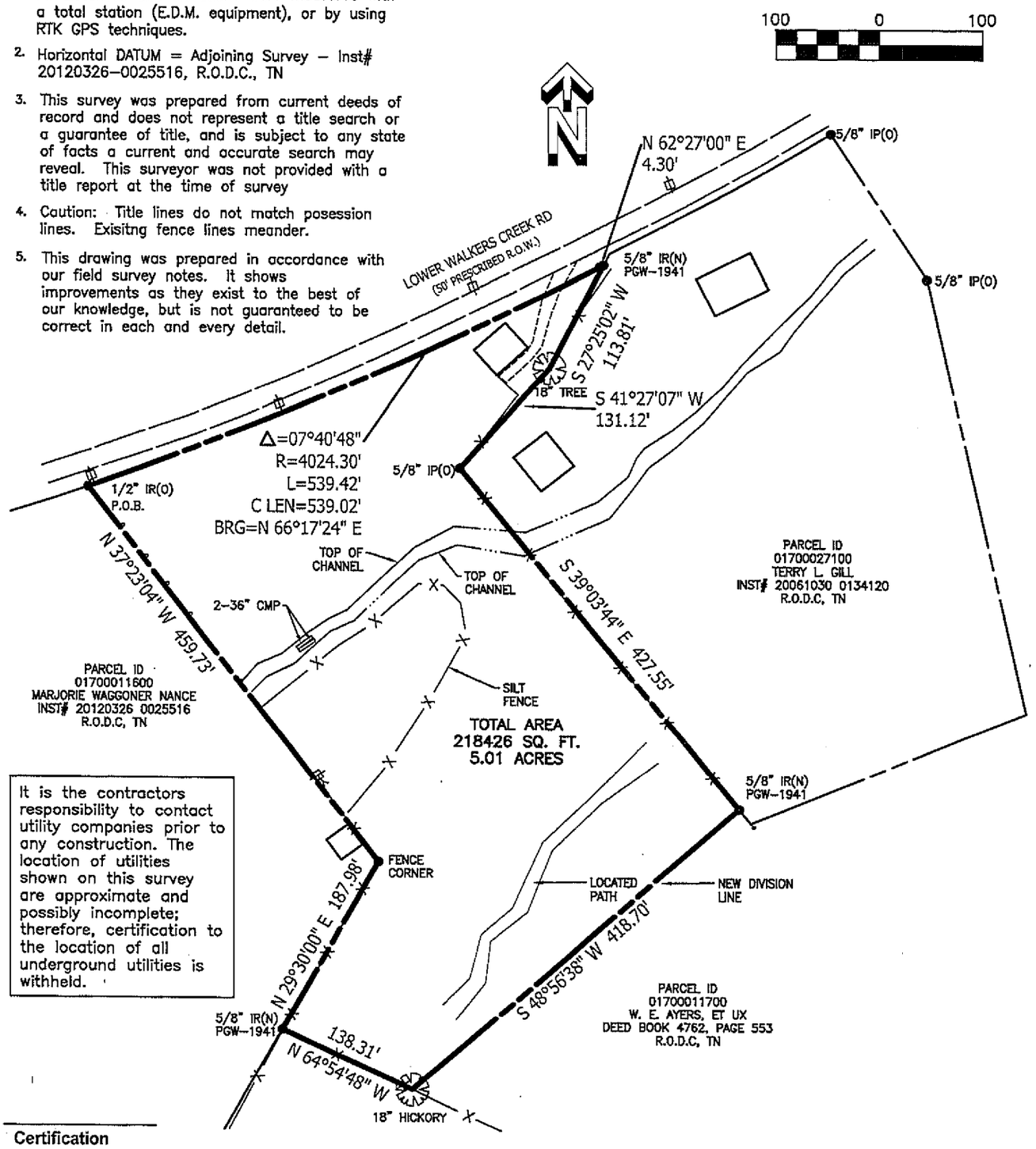
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit A

NOTES

1. All distances and elevations were measured with a total station (E.D.M. equipment), or by using RTK GPS techniques.
2. Horizontal DATUM = Adjoining Survey – Inst# 20120326–0025516, R.O.D.C., TN
3. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal. This surveyor was not provided with a title report at the time of survey
4. Caution: Title lines do not match posession lines. Exisitng fence lines meander.
5. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.



It is the contractors responsibility to contact utility companies prior to any construction. The location of utilities shown on this survey are approximate and possibly incomplete; therefore, certification to the location of all underground utilities is withheld.

Certification

I hereby certify that this is a Category I survey that was completed in compliance with current Tennessee Minimum Standards of Practice as defined by the rules as established by the Tennessee State Board of Examiners for Land Surveyors for a Lot Survey. The maximum unadjusted error for the location of the property corners is less than 0.10 feet.

PAUL G. WEATHERFORD
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
TENNESSEE NO. 1941
3/8/19

PORTION OF
MAP 170-00
PARCEL 117.00

LAND SURVEY

"THIS IS SURVEY SHOWING TOPOGRAPHIC EVIDENCE AT THE TIME OF SURVEY"

Parcel ID: 01700011700

Property Address:
0 LOWER WALKERS CREEK RD
GOODLETTSVILLE, TN 37072

Owner:
W. E. AYERS, ET UX

Prepared for:
OWNER

TITLE:
BOOK: 4762
PAGE 553
R.O.D.C., TN

JURISDICTION
NASHVILLE, DAVIDSON COUNTY
TENNESSEE

Prepared By:
WEATHERFORD AND ASSOCIATES, LLC
5011 MARKET PLACE, UNIT F
MT. JULIET, TN 37212
Ph. 615-754-5925

Project Number: 19-1394

MAP DATE 3/4/19	SURVEY DATE: 2/27/19	Drawn By: STAFF	Checked By: PGW

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.