NEW OWNER:
HAILI R. THAXTON
1806 TURNER STREET
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
WILSON BANK & TRUST
1436 WEST MAIN STREET
LEBANON, TN 37087

Map & Parcel No.: 05307003000

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 20-0119

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 358803 **DEEDWARR**
02/14/2020 02:12:12 PM 3 pgs
Fees: $18.00 Taxes: $636.40

20200214-0017317

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Two Thousand and 00/100 Dollars ($172,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CARLA A. NIXON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HAILI R. THAXTON and JASON W. THAXTON, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

TRACT A:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

Tract I:

Being a part of Lot No. 14, Village of Old Hickory, Section E, as shown on the revised plan of record in Book 1424, Page 132, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the northeast corner of Lot No. 14, Section E, and running thence the following courses and distances: South 0 deg. 59 min. West 89.0 feet to an iron pin; thence North 88 deg. 59 min. West 67.0 feet to an iron pin; thence North 0 deg. 59 min. East 66.0 feet to an iron pin; thence North 88 deg. 58 min. West 83.9 feet to an iron pin; thence North 0 deg. 56 min. East 23.0 feet to an iron pin; thence South 86 deg. 58 min. East 150.9 feet to an iron pin and the point of beginning, containing 0.18 acres, more or less.

Tract II:

Being the remainder of Lot No. 15 on the Plan of Section E, Revised, of record in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, and described as follows:

Bounded on the north by the lot lines between Lot Nos. 14 & 15, on the south by the north margin of the relocated Twentieth Street, on the west by the rear line between Lots No. 32 & 15, and the east by the west margin of Turner Street.

Being the same property conveyed to CARLA A. THAXTON by Warranty Deed from Charles L. Smith and wife, Clyde G. Smith, dated November 30, 1984, and of record in Book 6446, Page 28, Register's Office for DAVIDSON County, Tennessee. Carla A. Thaxton is now known as Carla A. Nixon.

TRACT B:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

Being part of Lot No. 14, Village of Old Hickory, Section "E", as shown on revised plan recorded January 6, 1950, Book 1424, Page 132, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the southwest corner of Lot No. 14, Section "E" and running thence the following courses and distances: (1) North 0 deg. 56 min. East 66.0 feet to an iron pin; thence (2) South 88 deg. 58 min. East 83.9 feet to an iron pin; thence (3) South 0 deg. 59 min. West 66.0 feet to an iron pin; thence (4) North 88 deg. 58 min. West 83.9 feet to an iron pin and the point of beginning, containing 0.13 acres, more or less.

Being the same property conveyed to Carla A. Nixon by Quitclaim Deed from Carla A. Thaxton, dated October 14, 1999, and of record in Book 11727, Page 407, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Carla A. Thaxton, unmarried by Quitclaim Deed from Charles L. Smith and wife, Clyde G. Smith, dated June 5, 1985, and of record in Book 6613, page 844, Register's Office for Davidson County, Tennessee. Carla A. Nixon is one and the same person as Carla A. Thaxton.

THIS IS IMPROVED PROPERTY more commonly known as **1806 TURNER STREET, OLD HICKORY , TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1424, Page 132, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of February, 2020.

CARLA A. NIXON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CARLA A. NIXON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of February, 2020.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$172,000.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of February, 2020.

NOTARY PUBLIC

My commission expires: 