WARRANTY DEED

Karen Johnson Davidson County
Batch# 362980 **DEEDWARR**
02/25/2020 02:09:48 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20200225-0021005

A-CR-20-4815

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020

(AFFIX SEAL)

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)
Marcia Womack	**New Owner**	
(NAME) **530 W Surf St. Apt. #404**	(NAME)	**024-00-0-058.00**
(ADDRESS) **Chicago, IL 60657**	(ADDRESS)	
(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, **BARBARA E. MAYBERRY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCIA WOMACK, A SINGLE WOMAN,** 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 in the 10th Civil District of Davidson County, Tennessee, described as follows:

Tract #1
Beginning at a point in the center of Brick Church Pike, the southwest corner of the C. Horace Phelan Tract; thence with the center of said Brick Church Pike north 37 deg 15' east 100 feet to a point; thence south 58 deg east 265.7 feet to a point; thence south 74 deg 30' west 130.3 feet to a point; thence north 58 deg west 180 feet to the point of beginning, containing 0.6 acres, more or less.

Tract #2
Land in the 10th Civil District of Davidson County, Tennessee, described according to a boundary survey of A.E. Dye, dated March 25, 1973, and survey of C.J. Carney, dated February 5, 1963, and October 10, 1963, as follows:

Beginning at a point being the southwest corner of J.E. Brabston property on the east margin of Brick Church Pike; thence South 37 deg West 200 feet; thence South 56 deg 30' East 181.7 feet; thence South 33 deg 30' West 100 feet; thence South 55 deg East 87 feet to a post; thence North 75 deg East 376 feet along a fence to a 1/2 inch iron pin and 3 inch hackberry tree; thence North 44 deg West 329 feet to a 4 inch Locust post; thence South 36 deg West 84 feet to a post; thence North 46 deg West 180 feet to the point of beginning, containing 2.59 acres, more or less.

Tract #3
A small tract of land in the 10th Civil District of Davidson County, Tennessee, located on the East side of Brick Church Pike about one mile northeast of Shaw Road.

Beginning at a point in the center of Brick Church Pike running south 56 deg 30' east 187 feet with line of Doris C. Anderson to a point; thence north 33 deg 30' east 100 feet to a point; thence north 56 deg 30' west 181.7 feet to the center of Brick Church Pike; thence south 37 deg west 100 feet to the point of beginning, containing 0.31 acre, according to a survey made by C.J. Carney, Surveyor, October 10th, 1961.

Being the same property conveyed to Loiell Mayberry, et ux Barbara E. Mayberry by Warranty deed from Doris Phelan Anderson of record in Book 4725, page 683, Register's Office for Davidson County, Tennessee, dated July 03, 1973 and recorded on July 06, 1973.

Being the same property conveyed to Loiell Mayberry, et ux Barbara E. Mayberry by Warranty deed from C. Horace Phelan of record in Book 4725, page 685, Register's Office for Davidson County, Tennessee, dated July 03, 1973 and recorded on July 06, 1973.

Being the same property conveyed to Loiell Mayberry, et ux Barbara E. Mayberry by Warranty deed from Doris Phelan Anderson of record in Book 4725, page 687, Register's Office for Davidson County, Tennessee, dated July 03, 1973 and recorded on July 06, 1973.

Being the same property conveyed to Barbara E. Mayberry by Quitclaim deed from Loiell Mayberry of record in Instrument No. 20081113-0112212 Register's Office for Davidson County, Tennessee, dated November 04, 2008 and recorded on November 13, 2008.

Barbara E. Mayberry and Barbara Edity Mayberry are one in the same person.

This conveyance is subject to:
- Easement Agreement of record in Book 5367, Page 523, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4815 Brick Church Pike, Goodlettsville, Tennessee 37072**.

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 21 DAY OF FEBRUARY, 2020.

Barbara Edith Mayberry by Sharon M. Oeser as attorney in fact

Barbara Edith Mayberry by Sharon M. Oeser as Attorney-in-Fact

20200219 0018491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon M. Oeser, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BARBARA EDITH MAYBERRY, and who acknowledged he/she/they executed the same as the free act and deed of the said BARBARA EDITH MAYBERRY.

Witness my hand and official seal, this the 21st of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212