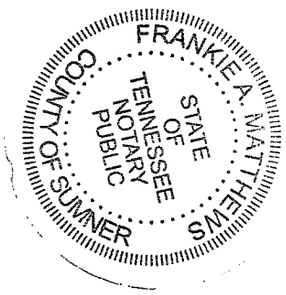
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry Lynn	New Owner	002000027.00
(NAME)	(NAME)	
112 East End Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, William B. Case Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jerry Lynn and Carolyn Lynn, husband and wife, 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:

Land in the 10th Civil District of Davidson County, Tennessee, and descirbed from a survey of John Kohl, Tennessee Registered Land Surveyor No. 100, dated September 7, 1978, as follows:

Beginning at a point on the southerly margin of East End Road, formerly Gammon Road, located eastwardly 257 feet, more or less, from the intersection of the center lines of East End Road and U.S. Highway No. 41, said point also being the northeasterly corner of the property conveyed to J.W. Peay by Deed from Mannye G. Peay, of record in Book 4549, page 131, Register's Office for Davidson County; thence, with Peay's easterly property line, S 5°00' W 210 feet to a point in a northerly line of the property conveyed to B.L. Hale by Deed from Edward Bridges, et ux, of record in Book 3103 page 340, said Register's Office; thence, with said northerly property line of Hale, S 85°00' E 194.6 feet to a point at the southwesterly corner of the property conveyed to Subella Rumph et vir, by Deed from Callie B. Brown, of record in Book 4442, page 809, said Register's Office; thence with Rumph's westerly property line N 1°00' W 216.55 feet to a point on the southerly margin of East End Road; thence, with the southerly margin of said road, 175 feet in a westerly direction to the point of beginning.

Being the same property conveyed to William B. Case, Jr. et ux, Bonnie Lee Case from James F. Mason et ux Alicia Faye Mason, by Deed dated October 4, 1978, and as of record in Book 5348, page 568, said Register's Office. The said Bonnie Lee Case having since died October 17, 2002 leaving the subject property vested in William B. Case, Jr. as the surviving tenant by the entirety.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 112 East End Road, Goodlettsville, TN 37072
(House Number) (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.

Karen Johnson Davidson County
Batch# 400772 DEEDWARR
05/15/2020 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20200515-0050428

Witness my hand this 8th day of May, 2020.

William B. Case Jr.

STATE OF TENNESSEE

COUNTY OF Robertson

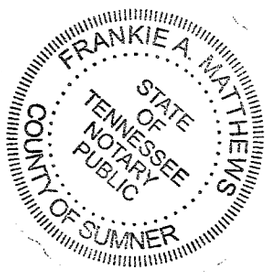
On this 8th day of May, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William B. Case Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

2-26-24

Notary Public, Frankie Matthews



True Copy Certification

I, KATHY LEE, 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 Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON