WARRANTY DEED

Karen Johnson Davidson County
Batch# 408370 **DEEDWARR**
06/01/2020 08:34:06 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20200601-0055824

G-VRES-19-7669-1

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 $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(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)
Vance Watters	new owner	114 000 260.00
(NAME)	(NAME)	
P.O. Box 191		
(ADDRESS)	(ADDRESS)	
Selma, OR 97538		
(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, **HELEN ROSE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VANCE WATTERS, A SINGLE MAN,** 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:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on north side of the Sullivan Hollow Road. Being a portion of the W.F. McCord farm, of record in Book 1281, Page 97, R.O.D.C., Tennessee. Surveyed the 25th day of May 1971 by S.H. Hutchison as follows:

Beginning at a point in the Sullivan Hollow Road, the south easterly corner of the Danny Beasley lot, stake in line on northerly margin of road; Thence with the Danny Beasley easterly line, North 270 west 417 feet to a stake in an old field, the northeast corner of said lot; Thence with said lot, South 59 deg west 210 feet to a stake in the Clift Demoss farm and fence; Thence with said lien and a fence, North 29 deg west 495 feet to a corner fence post, Sassafras pointer; Thence with a fence, North 80 deg west 314 feet more or less to a corner fence post, the south east corner of a 13 acre tract; Thence with said 13 acre tract, North 24 deg west 760 feet to a fence in the Paul Richardson farm; Thence with said farm North 64 deg east with a fence 349 feet to his corner in the J.P. Jordan line, formerly a Red Oak Tree; Thence with the Jordan line as follows, South 35 deg east 335 feet to an Elm at the fence corner, South 85 deg east 298 feet more or less to a stake in the fence; The northwest corner of Buford Morgan's 8.35 acre tract, Sassafras pointer; Thence with Morgan's line and a fence as follows: South 16 deg east 52.6 feet to a stake; South 24 deg east 208 feet to a small Elm tree; South 26 deg east 214.5 feet to a double Persimmon tree in fence; South 32 deg east 95.7 feet to a corner fence post; Thence south 44 deg east 465 feet more or less to a stake in Morgan's line; Thence leave the Morgan line, South 42 deg west 125 feet to a stake with a Black Locust pointer; Thence south 46 deg east 308 feet to a point in Sullivan Hollow Road, stake in line on north margin of said road; Thence with the road, South 62 deg west 305 feet to point of beginning. Containing 17.75 acres, being the same, more or less.

Being the same property conveyed to Helen Rose by Substitute Trustee's Deed from David G. Mangrum, Substitute Trustee of record in Instrument No. 20180417-0036115 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 17, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7669 Old Charlotte Pike, Nashville, Tennessee 37209**.

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 12th DAY OF MAY, 2020.

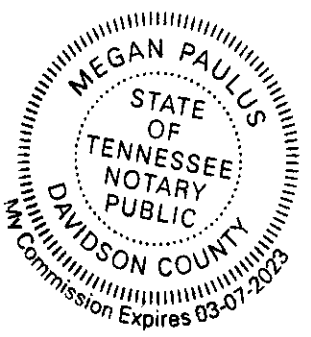
Helen Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of May, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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