WARRANTY DEED

Karen Johnson Davidson County
Batch# 449143 **DEEDWARR**
08/03/2020 04:00:08 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20200803-0085632

File No. AT0007020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob H Bauer	new owner	048-00-0-191.00 048-00-0-191.08
(NAME)	(NAME)	
3931 Dry Fork Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN, 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Charles L Mays,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob H Bauer, a single person,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Tract No. 3 on a survey by Harold Cole, dated March 2, 1977, and described according to a survey by John B. Kohl, III, dated August 28, 1979, as follows:

Beginning at a iron pin in the middle of Dry Fork Road said pin being the Northeasterly corner of the Sanders property; thence North 40 degrees 45 minutes East 32 feet, more or less to a point in the centerline of a creek; thence following the centerline of the creek, South 59 degrees 44 minutes East 257.94 feet to a point; thence leaving the said centerline of the creek, South 29 degrees 26 minutes East 126.89 feet to the center of a bridge; thence following the centerline of Dry Fork road, North 54 degrees 46 minutes West 100.58 feet to a point, said point being an the Northerly margin of a 50 foot right-of-way; thence leaving the said center of Dry Fork Road and following the 50 foot right-of-way, South 37 degrees 20 minutes West 99.15 feet to a point; thence South 72 degrees 31 minutes West 260 feet to a point; thence South 36 degrees 16 minutes West 170 feet to a point; thence South 25 degrees 17 minutes West 516.43 feet to a point; thence leaving the boundary of the said 50 foot right-of-way North 53 degrees 30 minutes West 379.5 feet to a point; thence North 45 degrees 3 minutes West 693.17 feet to a point; thence South 83 degrees 23 minutes East 866.04 feet to a point; thence North 65 degrees 37 minutes East 210.38 feet to a point; thence North 40 degrees 45 minutes East 259.3 feet to the point of beginning in the center of Dry Fork Road.

Being the same property conveyed to Charles L. Mays and wife, Betty J. Mays by Warranty Deed from Eleazar W. Anderson and wife, Phyllis A. Anderson, of record in Book 5499, page 927, Register's Office for Davidson County, Tennessee, dated September 17, 1979 and recorded on September 18, 1979. The said Betty J. Mays died November 27, 2012, leaving her husband, Charles L. Mays, as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3931 Dry Fork Road, Whites Creek, TN 37189

(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.

Witness my hand this 31st day of July, 2020.

Charles L Mays

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand this 31st day of July, 2020.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206