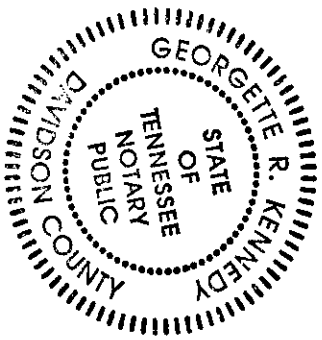
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$277,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 483108 **DEEDWARR**
09/25/2020 09:12:49 AM 2 pgs
Fees: $13.00 Taxes: $1,024.90

20200925-0110377

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Ealy 357 Herrington Dr. NE Atlanta, GA 30342	NEW OWNER	155-00-0-057.03

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Dan Carmack Mayfield, Jr. and Gail Mayfield Bennett**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Robert Ealy**, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to wit:

A parcel of land in the 9th Civil District of said County and State, on the south side of the Old Collins Road, being a portion of a tract of record in Book 2396, page 169, Register's Office for said County, Surveyed in October 1964 by S.H. Hutchison, as follows:

Beginning at the northwest corner of Dorothy Boyd Dale's 14.38-acre tract at a stake in the Kempkau line in Old Collins Road; thence with the west line of the Dale tract and the center of a 26-foot proposed road, South 4 degrees 30 minutes West 1,504 feet to a corner fence post, E.J. Moss corner; thence with the Moss line as follows: South 2 degrees West 103 feet to a corner fence post; North 88 degrees West 121 feet to a corner fence post in the W. J. Linton line; thence with the Linton lines as follows: North 2 degrees East 66 feet more or less to a stake; North 82 degrees West 270 feet to a stake in the Linton line; thence leaving, the Linton line going North 4 degrees 15 minutes East 1,530 feet to a stake in Old Collins Road and Kempkau's line; thence with Old Collins Road and the Kempkau Line, South 86 degrees 30 minutes East 400 feet to the point of beginning, containing 13.80 acres, more or less.

The above tract includes but excludes the Collins Road and one-half of the proposed 26-foot road along the east margin of this tract.

Being the same property conveyed to Dan Carmack Mayfield, Jr. and Gail Mayfield Bennett by Quitclaim Deed from Shannon Boyd Mayfield, dated 06/07/2007 and recorded 06/27/2007, of record in Instrument 200706270076559, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 0 Collins Road, Nashville, TN 37221

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/our hand(s) this the 24th day of September, 2020.

Dan Carmack Mayfield, Jr.

Gail Mayfield Bennett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Dan Carmack Mayfield, Jr. and Gail Mayfield Bennett with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 24th of September, 2020.

Notary Public

My Commission Expires: 09/22/2021

(SEAL)

Alexis M. Centrell
State of Tennessee Notary Public
Williamson County
My Commission Expires September 22, 2021