Karen Johnson Davidson County
Batch# 483653 DEEDWARR
09/25/2020 11:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,663.70
20200925-0110553

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/09/21

(AFFIX SEAL)

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

07-NSH20-00063

Address of New Owner:	Send Tax Bills to:	Tax Information:
Steven Turner 4396 Pecan Valley Road Nashville, TN 37218	Steven Turner 4396 Pecan Valley Road Nashville, TN 37218	056-00-0-060.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Doyle R. Petty and wife, Judith H. Petty**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven Turner**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT 1:
Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the southerly margin of Pecan Valley Road, said pin being northeasterly 272.52 feet from northeast corner of the property conveyed to A. L. Cantrell and wife, by deed of record in Book 2107, page 193 of the Register's Office for Davidson County, Tennessee; thence with the southerly margin of Pecan Valley Road, North 46 degrees 30 minutes 46 seconds East, 204.58 feet to an iron pin; thence North 38 degrees 26 minutes 08 seconds East, 133.62 feet to an iron pin; thence South 19 degrees 03 minutes 07 seconds East, 866.89 feet to an iron pin; thence South 63 degrees 39 minutes 26 seconds West, 150.00 feet to an iron pin; thence South 64 degrees 37 minutes 41 seconds West, 134.60 feet to an iron pin; thence North 20 degrees 18 minutes 41 seconds West, 744.48 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 5.35 acres, more or less.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed:
1. to M. E. Hornbuckle of record in Book 7552, Page 919, said Register's Office, to which instrument reference is hereby made for a more complete description.

24 month chain of title:

Being part of the same property conveyed to Doyle R. Petty and wife, Judith H. Petty by deed recorded from Hayes M. Beard and wife, Betsy H. Beard, dated February 19, 1991, recorded February 20, 1991, of record in Book 8295, Page 643, in the Register's Office

for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee, being part of Tract No. 7 on W. Louis Simpkins property, Scottsboro, Tennessee, as follows:

Beginning at an old iron pin located in a fence line, said point further described as being the original Southeast corner of the grantor as recorded in deed book 7302, page 123, R.O.D.C., and the Southwest corner of the grantee; thence generally along a fence and with the South line of the grantor South 64 degrees 48 minutes 58 seconds West 38.31 feet (by survey) to a new iron pin; thence with the new line North 13 degrees 02 minutes 31 seconds West 319.47 feet to a point on the original line between tract #7 and tract #8; thence South 19 degrees 33 minutes 33 seconds East 313.67 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 0.137 acres, more or less.

24 month chain of title:

Being the same property conveyed to Hayes M. Beard and wife, Betsy H. Beard by deed from Walter Louis Simpkins and wife, Laura Jean Simpkins, dated July 19, 1984, recorded July 20, 1984, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Hayes M. Beard and wife, Betty H. Beard by Quitclaim Deed from M. E. Hornbuckle and wife, Henrietta S. Hornbuckle, dated May 24, 1988, recorded May 25, 1988, of record in Book 7552, Page 917, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Doyle R. Petty and wife, Judith H. Petty by Quitclaim Deed recorded from Hayes M. Beard and wife, Betsy H. Beard, dated February 19, 1991, recorded February 20, 1991, of record in Book 8295, Page 646, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4396 Pecan Valley Road, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of September, 2020

Doyle R. Petty

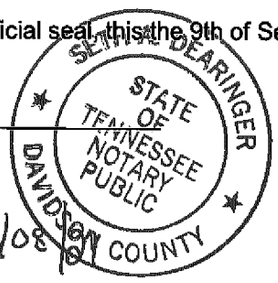
Judith H. Petty

STATE OF TN

COUNTY OF DAVIDSON

I, Seth A. Dearinger, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Doyle R. Petty and wife, Judith H. Petty personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th of September, 2020.



Notary Public

My Commission Expires: 03/08/21

(SEAL)

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 2/19/24

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford