THIS INSTRUMENT WAS PREPARED BY:
AND PLEASE RECORD AND RETURN TO:
FREEDOM TITLE SERVICES, LLC
135 CENTER POINTE DR.
CLARKSVILLE, TN 37040
(931) 647-0677

Karen Johnson Davidson County
Batch# 498650 DEEDWARR
10/20/2020 09:06:49 AM 2 pgs
Fees: $13.00 Taxes: $1,007.88

20201020-0121729

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200930368

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $272,400.00.

Drake P. Walker
Affiant

Subscribed and sworn to before me, this 13th day of October, 2020.

J. Vanzant
Notary Public
My Commission Expires: 4/1/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Drake P Walker 5805 Mackie Place Nashville TN 37209	New Owner	Tax Parcel ID No. 091-10-0-456.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brooks A. Tyree and Tracie E. Tyree, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drake P Walker, a single man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being All of Lot No. 87, in the Subdivision of Lot Nos. 39, and 40 of the B. F. Cockrill Farm, As Shown on Survey and Plat of Same Appearing of Record in Book 332, Page 41, Registers Office for Davidson County, Tennessee, to Which Plan Reference is Here Made for a More Complete and Accurate Description of Said Lot. Included in the Above Description but Expressly Excluded Herefrom is The Following Tract of Land:

Beginning at a Point on the Northern Corner of the Property, the Common Corner With Property Owned by Joe Barnes, Jr. Of Record in Book 4151, Page 356, Registers Office for Davidson County, Said Point Located on the Southwestern Existing Right of Way of Mackie Street, and Being 13,400 Meters (43.98 Feet), More or Less, Right of Ramp C Survey Centerline Station 110 Plus 326.000, More or Less; Thence South 64 degrees 45 minutes 04 seconds East Along the Existing Right of Way of Mackie Street, And Being 15.240 Meters (50.00 Feet) to a Point Located on the Eastern Corner of the Property, the Common Corner With Property Owned by Lucille Cauthron, of Record in Book 5782, Page 798, and Being 12.100 Meters (39.698 Feet), More or Less, Right of Ramp C Survey Centerline Station 110 Plus 341.500, More or Less; Thence South 25 degrees 14 minutes 56 seconds West Along the Common Line, and Being 15.314 Meters (50.24 Feet), to a Point on the Common Line, Said Point Located Also on the Southwestern Proposed Controlled Access Right of Way of Briley Parkway, and Being 27.400 Meters (89.895 Feet), More or Less, Right of Ramp C Survey Centerline Station 110 Plus 343.300, More or Less; Thence North 47 degrees 59 minutes 41 seconds West Along the Proposed Controlled Access Right of Way of Briley Parkway, and Being 15.916 Meters (52.22 Feet) to a Point on the Northwestern Line of the Property Owned, the Common Line With Property Owned by Joe Barnes, Jr., and Being 24.016 Meters (78.79 Feet) Right of Ramp C Survey Centerline Station 110 Plus 326.544; Thence North 25 degrees 14 minutes 56 seconds East Along the Common Line, and Being 10.694 Meters (35.068 Feet) to the Point of Beginning, Containing 198.400 Square Meters (2,136 Square Feet), More or Less. (This is Recorded as Instrument 20010828-0092702, Register's Office for Davidson County. Tennessee).

Being the same property conveyed to Brooks A. Tyree and Tracie E. Tyree, husband and wife by Warranty deed from Jerry Worcester, unmarried of record in Instrument No. 20130318-0026505 Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 18, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.

This is improved property located at 5805 Mackie Place Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 13th day of October, 2020.

Brooks A. Tyree

Tracie E. Tyree

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brooks A. Tyree and Tracie E. Tyree, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13 2022