WARRANTY DEED

Karen Johnson Davidson County
Batch# 788780 **DEEDWARR**
01/12/2022 02:17:16 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20220112-0004479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2024

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)
Charles H. Lloyd, Jr.	New Owner	
(NAME)	(NAME)	**095-08-0-100.00**
234 Cumberland Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **JAMES THOMAS FILSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES H. LLOYD, JR.,** 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 certain tract or parcel of land situated in Davidson County, Tennessee described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 98 on the Plan of a part of Bluefields, as of record in Book 843, page 34, Register's Office for said County, and a part of Lot No.1 on the Revised Map of Bluefields, not of record, described according to a survey made by George W. Watkins, Surveyor, August 20, 1951, as follows:

Beginning on the Easterly margin at an iron pin of a 20-foot roadway, said beginning point being the Northeast comer of property conveyed to Minnie B. Helms Herald by deed from A.M. Helms and wife, as of record in Book 1341, page 374, Register's Office for said County; thence with herald's North line South 62 degrees 30 minutes West 368.7 feet to an iron pin; thence North 31 degrees West 381.5 feet to an iron pin thence North 43 degrees East 112 feet; thence North 48 degrees 28 minutes East 55.4 feet; thence South 87 degrees 30 minutes East 158.4 feet; thence North 28 degrees 57 minutes East 38 feet; thence South 83 degrees 51 minutes East 173.5 feet; thence South 19 degrees 40 minutes East 100 feet; thence South 76 degrees 05 minutes West 20 feet to the Westerly margin of said roadway, said point being the Northeast corner of property conveyed to Elwain B. Williams and wife, by deed from C.L. Helms and wife by deed of record in Book 1907, page 385, Register's Office for said County; thence with Williams' North line South 76 degrees 05 minutes West 150 feet to his Northwest corner; thence with his West line South 19 degrees 40 minutes East 90 feet to Williams' Southwest corner; thence with his South line North 76 degrees 05 minutes East 150 feet to his Southeast comer and the Westerly margin of a 20 foot roadway; thence with said roadway and William' East line Northwestwardly 90 feet to his Northeast corner; thence Eastwardly 20 feet to the Easterly margin of said 20-foot roadway; thence with the Easterly margin of said roadway South 19 degrees 40 minutes East 244.8 feet to an iron pin, the point of beginning.

Embraced in the above description is a 20-foot roadway lying immediately East of the Williams' property, being also in the East line of said property described herein and there is also another 20-foot roadway which begins at Williams' Northeast corner and runs with his North line then continues in a Westerly direction through this property in question.

Being a portion of the same property conveyed to George Warrick and wife, Lena R. Warrick by Installment Deed from Edgar Turrentine and wife, Willomina Turrentine of record in Book 2034, page 291 Register's Office for Davidson County , Tennessee, dated January 23, 1952 and recorded on January 28, 1952.

Lena R. Warrick died testate on April 8, 2005, predeceased by her husband, George Warrick. Her will is probated in Docket No. 05P776 in the Probate Court for Davidson County, Tennessee.

Being a portion of the same property conveyed to Juanita Filson, James Randall Warrick and Carlene Warrick by Executors deed from Juanita Filson and James Randall Warrick, in their fiduciary capacity as

Co-Executors in the estate of Lena R. Warrick of record in Instrument No. 20060125-0009539 Register's Office for Davidson County, Tennessee, dated December 09, 2005 and recorded on January 25, 2006.

Being a portion of the same property conveyed to James Thomas Filson by Quitclaim Deed from Juanita Faye Filson and James Randall Warrick of record in Instrument No. 20210819-0112416 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on August 19, 2021.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 34, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4281, Page 222 and Book 4839, Page 10, in the Register's Office for Davidson County, Tennessee.
- 20 Foot Roadway Easement with Restriction of record in Book 928, Page 426, in the Register's Office for Davidson County, Tennessee.
- 20 Foot Roadway Easements described in Deeds of record in Book 2034, Page 291, Instrument No. 20060125-0009539 and Instrument No. 20210819-0112416, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **520 Spring Valley Drive, Nashville, Tennessee 37214**.

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 5 DAY OF JANUARY, 2022.

James Thomas Filson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES THOMAS FILSON, 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 5th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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