PREPARED BY: RETUI
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

20221239R

Karen Johnson Davidson County
Batch# 886023 DEEDWARR
07/08/2022 11:00:50 AM 2 pgs
Fees: $13.00 Taxes: $2,501.20

20220708-0078841

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $676,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2022.

Notary Public

My commission expires: 5.23.26

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Frank Taylor Combs and Lindsay Latimer Combs** | | **061-08-0-043.00** |
| **4608 Log Cabin Road** | New Owner | |
| **Nashville, TN 37216** | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Miles E. Dempsey, an unmarried man**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Frank Taylor Combs and Lindsay Latimer Combs, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee Being Lot No. 5 on the Map of Mrs. Addie Boone's Lots at Hayesboro, being a subdivision of part of McGawhey's Haysboro Plan, as of record in book 974, Page 58, Register's Office for Said County, Said plan is referees to in previous deeds as being unrecorded but was placed of record Subsequent to said deeds.

Said lot No. 5 is described as follows; Beginning at a point in the Northeasterly margin of log cabin Road, being the Common front corner of lots 5 and 6 on Said plan; thence with the common line of lots 5 and 6, North 66 degrees East at 200 feet to a point; thence North 27 degrees West 100 feet to a point; thence with the common line between lots 4 and 5 on said plan, South 66 degrees West 240 feet to a point in the Northeasterly margin of log cabin Road; thence with the margin of the same, South 43 1/2 degrees East 68 feet and South 64 degrees East 50 feet to the point of Beginning.

Being the same property conveyed to Miles E. Dempsey et ux and Suzanne Dempsey by Warranty deed from Ernest F. Hackney et ex Donna D. Hackney of record in Book 5142, page 422, Register's Office for Davidson County, Tennessee, dated April 29, 1977 and recorded on May 02, 1977.

Suzanne Davis Dempsey has since died on or about June 24, 2019.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (__) property known as 4608 Log Cabin Road, Nashville, TN 37216.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 7th day of July, 2022:

Miles E. Dempsey

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **INDIVIDUAL** |
| | ) | **ACKNOWLEDGEMENT** |
| **COUNTY OF WILLIAMSON** | ) | |

Personally appeared before me, a Notary Public of said County and State, Miles E. Dempsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 7th day of July, 2022.

My Commission Expires: 5.23.26

Notary Public

