WARRANTY DEED

Karen Johnson Davidson County
Batch# 933546 **DEEDWARR**
10/25/2022 10:43:05 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20221025-0115606

Y-MR-22-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Dianna Batson-Eddy and John N. Eddy Stephen J. Batson	**Wilson Bank & Trust**	
(NAME) **115 Head Drive**	(NAME) **105 North Castle Heights Avenue**	**042-14-0-121.00 AND 042-14-0-085.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Lebanon, TN 37087**	
(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, **PECAN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN N. EDDY AND WIFE DIANNA BATSON-EDDY,** 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:

Tract I:

Land in Davidson County, Tennessee, being part of the Head Tract, and described according to an unrecorded survey by Harvey Gee, dated November 17, 1952, as follows: Beginning at a point which is South 87 degrees 15 minutes East 50 feet, more or less from the Southwest corner of a tract conveyed to E. D. Martin, et ux, thence along the Southerly line of said Martin tract South 87 degrees 15 minutes East 100.5 feet to a point; thence South 2 degrees 45 minutes West 177.0 feet to a point; thence North 87 degrees 15 minutes West 100.0 feet to a point; thence North 2 degrees 45 minutes East 177.0 feet to the point of beginning.

Tract II:

Land in Davidson County, Tennessee, described according to the Tax Maps of Davidson County, Tennessee, as fronting 41.5 feet on the Easterly margin of Head Drive and running back between lines measuring 50 feet to a rear line on which it measures 37.5 feet, and identified as Parcel 85 on Tax Map 42-14, Tax Maps of Davidson County, Tennessee.

Being the same property conveyed to Bobbie Ruth Slate Williams and husband, Fred E. Williams by Warranty Deed from Robert Slate and wife, Ruth Slate of record in Book 6567, Page 263, Register's Office for Davidson County, Tennessee, dated May 02, 1985 and recorded on May 29, 1985.

Said Fred E. Williams died May 21, 2018, vesting Bobbie Ruth Slate Williams as the surviving tenant.

Being the same property conveyed to Pecan Valley Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bobbie Ruth Williams, unmarried, of record in Instrument No. 20220405-0039236, Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 05, 2022.

This conveyance is subject to:
- Taxes for the year 2022
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Head Drive, Madison, Tennessee 37115**.

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 19th DAY OF OCTOBER, 2022.

Pecan Valley Properties, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of PECAN VALLEY PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of October, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212