WARRANTY DEED

Karen Johnson Davidson County
Batch# 1043120 **DEEDWARR**
08/28/2023 09 34 35 AM 2 pgs
Fees $13 00 Taxes $1,865 28

20230828-0066927

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,130 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KAREN B HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
William B. Brewer	William B Brewer	018-16-0-078 00
(NAME)	(NAME)	
420 N Main Street	2476 Frank Abernathy Rd.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Greenbrier, TN 37073	
(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 considerations, the receipt of which is hereby acknowledged, I/we ***B. Wayne Swilley***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***William B. Brewer, a married man***, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Being a Tract of land in the 10th Council District of Davidson County Tennessee, and a portion of that property conveyed to Wayne B Swilley (formerly Tract I and Tract II) DB-9353, PG 879 R O D C T , more accurately described according to a survey by Anthony T Bollinger R L S. TN LLC, No 2095 dated 08/21/23 as follows:

Beginning at an existing concrete monument in the westerly margin of U S Highway 41 (North Main Street), said monument being a common corner to BellSouth Telecommunications, Inc , PB 6200, PG 363, R.O D C T and being the most southeast corner of herein described tract, Thence now leaving said margin with said BellSouth S 81° 44' 11" W 176.50 feet to a P K nail, Thence now leaving said BellSouth S 81° 25' 08" W 67 61 feet to an existing iron pin, said pin being a common corner to William Eubank Map 18-16, Parcel 72 00 T A O D C.T , Thence with said Eubank N 14° 43' 06" W 50 79 feet to an existing iron pin, said pin being a common corner to O'Reilly Automotive, Inc , DB – 20031210 0176986 R O D C.T., Thence now leaving said Eubank with said O'Reilly 80° 48' 50" E 243 35 feet to an existing iron pin in said previously said margin, Thence now leaving said O'Reilly with said margin S 15° 11' 41" E 53 89 feet to the point of beginning containing 0 289 acres, more or less..

Being part of the same property conveyed to B Wayne Swilley by Special Warranty Deed from Adventist Health System/Sunbelt Health Care Corporation, a Florida not-for-profit corporation, dated 05/10/1994, of record in Book 9353, Page 879, Register's Office for Davidson County, Tennessee

Charter of Adventist Health System/Tennessee, Inc recorded 07/17/1989 of record in Book 7890, Page 66, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 420 N Main Street, Goodlettsville, TN 37072

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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

Effective the 23rd day of August, 2023

B. Wayne Swilley

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B Wayne Swilley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 23rd day of August, 2023

Notary Public

My Commission Expires 1.30.27

SHEILA MCCORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122