File No. 60521

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/10/06 13:53 2 pgs
Fees:13.00 Taxes:832.50



20060710-0082497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Silas Eugene Jones	Same as new owner	11-156
(NAME)	(NAME)	
6120 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Goodletsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Andrew D. Eagar and wife, Kelly Eagar, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Silas Eugene Jones, a married person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, being Tract No. 3 of the subdivision of a 15.13 acre tract owned by Dennis H. Parker and wife, Mary N. Parker, described according to a survey dated April 7, 1989 by Joe M. Cummings, registered land surveyor, No. 1513 (Job No. 89-036(S)-011, as follows:

BEGINNING at an iron pin in the Easterly line of the A.C. Berry Subdivision of record in Plat Book 5800, Page 109, Register's Office for Davidson County, Tennessee, said point being North 4° 36' 20" East 914.58 feet from the Northerly margin of Lickton Pike, with a line of A.C. Berry Subdivision, which point in the Northerly margin of Lickton Pike is 1,331.63 feet, more or less, West of the intersection of Freeman Hollow Road and Lickton Pike; thence with the line of A.C. Berry Subdivision, North 33° 50' 09" West 49.64 feet to an iron pin; thence with a line of Lakewood Farm "A Condominium" of record in Plat Book 4360, Page 102, Register's Office for Davidson County, Tennessee, North 32° 58' 41" West 162.07 feet to an iron pin; thence continuing with the line of Lakewood Farm, North 37° 05' 04" West 207.42 feet to an iron pin in the line of the property conveyed to Jerry A. Wright by deed of record in Deed Book 6974, Page 116, said Register's Office; thence with a line of Wright South 85° 42' 52" East 715.96 feet to an iron pin in the line of Marvin E. Tait; thence with the line of Tait South 12° 47' 05" East 402.20 feet to an iron pin; thence North 79° 36' 30" West 571.40 feet to the point of beginning and containing 5.05 acres, more or less.

ALSO conveyed is an easement for ingress and egress and for utilities, more specifically and particularly described as follows, to-wit:

BEGINNING at an iron pin in the Northerly margin of Lickton Pike, a corner to the A.C. Berry Subdivision of record in Plat Book 5800, Page 109, Register's Office for Davidson County, Tennessee; thence with a line of the A.C. Berry Subdivision, North 4° 36' 20" East 301.44 feet to a point; thence North 36°06' 03" East 492.60 feet to a point; thence North 13° 33" 22" West 181.84 feet to a point in the Southerly margin of the subdivision of the Dennis H. Parker and Mary N. Parker property; thence South 79° 36' 30" East 54.71 feet to a point; thence South 13° 33' 22" East 182.77 feet to a point; thence South 36° 06' 03" West 271.63 feet to an iron pin; thence South 4° 36' 20" West 300.00 feet to an iron pin in the Northerly margin if Lickton Pike; thence with said margin of said Lickton Pike on a curve having a delta angle of 12° 34" 56", a radius of 1,457.40 feet, a tangent of 160.67 feet and a length of 51.58 feet to the point of beginning, said easement being 50 plus feet in width.

BEING the same property conveyed to Andrew D. Eagar and wife, E. Diane Eagar by deed from Dennis H. Parker and wife, Mary N. Parker dated June 2, 1989 and filed for record on June 6, 1989 in Book 7858, Page 635, in the Register's Office for Davidson County, Tennessee.

E. Diane Eagar having since died.

Kelly Eagar herein joins to convey any and all right and interest she may have; especially her marital rights.

The legal description contained herein is the same as in the previous deed of record.

Subject to restrictions contained in deed of record in Book 7858, Page 635, said Register's Office.

Subject to an Agreement for Easements and Water Line Relocation of record in Book 7858, Page 652, said Register's Office.

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unimproved ☐

This is improved ☒ property, known as 6120 Lickton Pike, Goodletsville, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 7th day of July, 2006.

Andrew D. Eagar

Andrew D. Eagar

Kelly Eagar

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew D. Eagar and wife, Kelly Eagar, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2006.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19 2008