WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/07 09:19 2 pgs
Fees:13.00 Taxes:536.50
20070817-0098390

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Stephen G. Speshock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen G. Speshock	New Owner	Map 023 Parcel 6200
(NAME)	(NAME)	
5300 Lickton Pike		023 00006200
(ADDRESS)	(ADDRESS)	
Goodlettsville 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, Virginia B. Cummings, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen G. Speshock and wife, Tiffany Speshock, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5330 Lickton Pike, 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 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 15th day of August, 2007.

Virginia B. Cummings
Virginia B. Cummings

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal at White House, Tennessee this 15th day of August, 2007.

Commission expires: 5-24-08

Notary Public

EXHIBIT A

A particular tract of land in the 10th Civil District of Davidson County, Tennessee, described to-wit:

Beginning at the Northwest corner of a tract of land conveyed by William Ralston to John Cummings, of record in Book 4, Page 219, of the Register's Office for Davidson County, Tennessee, runs thence South 89 deg. E. 92 poles to a point in the center of White's Creek; thence down said creek South 54 poles; thence South 16 deg. E. 32 poles; thence South 6 poles to the Northeast corner of Lot No. 5 of the John Cummings lands; thence North 88 deg. W. 103 poles to the Northwest corner of Lot No. 5; thence North 1 deg. E. 88 poles to the beginning, being Lot No. 6 of the John Cummings lands, originally containing 53 acres, more or less, but from the above description there is to be excluded a 4-acre tract sold to N. E. Cummings, Jr. by deed from John H. Lee, of record in Book 735, Page 757, of the Register's Office of Davidson County, Tennessee, said four acres being on the East side of the New Lickton Turnpike.

Included in the above description but expressly excluded from this conveyance is a tract of land which conveyed to James D. White and wife, Minnaware C. White of record in Book 4163, Page 862, Register's Office for Davidson County, Tennessee, described as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being more particularly described according to a survey by John R. Alley, Surveyor, March 26, 1966, as follows:

Beginning at a point in the center of Lickton Pike at the east end of a line fence, a corner to Mrs. H. D. Ragen and the northeast corner of the property herein described; thence with the center line of said pike as follows: south 19 deg. 15' west 185.5 feet; south 17 deg. 45' west 100 feet; south 14 deg. 49' west 100 feet to a point, a corner to Noble E. Cummings, Jr.; thence with the line of said Cummings, north 71 deg. 25' west, passing through the center of a 20 inch walnut tree at 124 feet and continuing on in all 386 feet to a 20 inch elm tree, a corner in the line of said Cummings; thence with the line of said Cummings north 6 deg. 25' east 304 feet to a post, said post being north 10 deg. 40' west, about 14 feet from a 26 inch mulberry tree, a corner to said Cummings, in the line of aforementioned Mrs. Ragen; thence with the line of said Mrs. Ragen, a fence, south 82 deg. 30' east 452 feet more or less, to the beginning, containing 3.26 acres, more or less.

Also included in the above description but expressly excluded from this conveyance is a tract of land which was conveyed to Noble E. Cummings, III of record in Book 8820, Page 602, Register's Office for Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee described according to a survey by Tommy E. Walker, R.L.S. dated September 2, 1992. Described as follows:

Land in the 11th Councilmanic District of Davidson County, Tennessee. Beginning at a point Southeast corner of Noble E. Cummings, Jr., said point being in the Westerly margin of Lickton Pike; thence with said margin South 11 degrees 06' 27" West, 560 feet to a point at the Northeast Corner of Michael D. Greenfield, Book 7766, Page 867; thence along the northerly line of Greenfield and Essay, North 82 degrees 11' 58" West, 1028.83 feet to the Southeast corner of the Noble E. Cummings property; thence with said Cummings line North 7 degrees 9' 6" 543.22 feet to an iron pin; thence South 83 degrees 3' 4", 1068.40 feet to the point of beginning.

Also included in the above description but expressly excluded from this description is a tract of land which was conveyed to Minna Ware White and husband, James D. White described as follows:

A certain tract or parcel of land in Davidson County, Tennessee described as Tract No. 3 on the survey of the Cummings Tracts dated September 2, 1992, by Tommy E. Walker, Registered Land Surveyor, No. 1465, as follows:

Beginning at an iron pin, a corner to the property conveyed to Sina Essary and Elizabeth Essary, of record in Book 8440, page 757, Register's Office for Davidson County, Tennessee, in the line of the property conveyed to Kimberly G. Hill, et al, of record in Book 6826, Page 883, Register's Office for Davidson County, Tennessee; thence with the line of Hill, North 04 deg. 29' 48" East 1,459.07 feet to an iron pin, a corner to the property conveyed to James D. White, et ux, of record in Book 4163, Page 864, Register's Office for Davidson County, Tennessee; thence with the line of White, South 82 deg. 30' 00" East 1,495.66 feet to an iron pin; thence South 06 deg. 25' 00" West 304.00 feet to an iron pin; thence North 82 deg. 30' 00" West 755.61 feet to an iron pin; thence South 07 deg. 09' 06" West 1,154.45 feet to an iron pin in the line of Essary; thence with the line of Essary, North 82 deg. 11' 58" West 250.00 feet to the point of beginning and containing 14.75 acres, more or less.

Being part of the same property conveyed to Noble E. Cummings, Jr. by deed from W. L. Craft, J. B. Craft and M. L. Craft, Jr. of record in Book 2151, Page 362, Register's Office, Davidson County, Tennessee. The said Noble E. Cummings, Jr. as since deceased. The will of Noble Earl Cummings, Jr. (same as Noble E. Cummings, Jr.) of record in Will Book 126, Page 563, in the office of the Probate Court for Davidson County, Tennessee, left the subject property to Virginia Buchanan Cummings (same as Virginia B. Cummings).

This is part of the same description as in previous deed of record.

This conveyance is made subject to that portion of the property extending into the center of Lickton Pike.

This conveyance is made subject to that portion of the property within the flow of White's Creek.

This conveyance is subject to any and all easements, if any.