Davidson County DEEDWARR
Recvd: 09/24/07 09:39 4 pgs
Fees:23.00 Taxes:1480.00

20070924-0113513

WARRANTY DEED

DARRIS BILLINGSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$400,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy Sewell		**138-63**
(NAME) **8212 Riley Adcock Road**	(NAME) SAME	**5-0-5**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) ,	
(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, **Tracy Butler, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cathy Sewell, a single person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON AND ROBERTSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT 'A'

BEING the same property conveyed to Tracy Butler by Quitclaim Deed from Jimmy S. Chambers dated June 25, 2003 and filed for record in Instrument No. 20030701-0090657, Register's Office for Davidson County, Tennessee, and in Book 863, Page 906, Register's Office for Robertson County, Tennessee. Having previously been conveyed to Jimmy S. Chambers and Tracy Butler by Warranty Deed from Patricia A. Adcock, Single, dated June 23, 2000, of record in Instrument No. 20000703-0066148, Register's Office for Davidson County, Tennessee, and in Book 621, page 159, Register's Office for Robertson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **8212 Riley Adcock Road, Joelton, TN 37080**

(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 **21st day of September, 2007.**

Tracy Butler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Tracy Butler** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2007.

Commission expires: November 22, 2008

Darris Billingsley Notary Public

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

EXHIBIT A

Land located in Davidson and Robertson County, located in the 14th (formerly the 24th Civil District) of Davidson County, Tennessee, and in the 16th Civil District of Robertson County, Tennessee, being a westerly part of a tract of land conveyed to James R. Hale, et al, and being further described as the tract conveyed to M.B. Head and wife, Mable Head, by deed from James R. Hale, et ux, as of record in Deed Book 520, page 20, Register's Office for Davidson County, Tennessee. Said tract of land is described as follows:

BEGINNING at a sycamore on the south side of the original beginning corner of a 640 acre tract formerly belonging to Thomas Hogg, running thence with an old line, South 87 poles to a stake; thence East 160 poles to a stake; thence North 87 poles to a stake, and about 20 feet east of a white oak; thence West 160 poles to the beginning, containing by estimation 87 acres, more or less, according to an unrecorded survey made by Boone Denton, Surveyor and the same being as above stated the westerly half (½) of a tract of land conveyed to James Hale, Johnnie Hale, M.B. Head and Mable Head by Deed Book 554, page 129, Register's Office for Davidson County, Tennessee.

EXCLUSION:

INCLUDED in the above described tract of land but specifically EXCLUDED from this conveyance is the following described tract conveyed to Lawton Hicks and wife, Kathy Hicks, in Book 6241, page 245, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, and described according to a survey by John D. Sprouse, Surveyor, (License No. 957) dated November 21, 1983, as follows:

BEGINNING at an iron pin being the northeast corner of Buford, Milland and Garland Towns, appearing of record in Deed Book 1132, page 236, in the Register's Office for Davidson County, Tennessee, the northwest corner of Georgia E. Vance, et vir, appearing of record in Deed Book 5949, page 739, said Register's Office, and being the southwest corner of Ernest N. And Joseph R. Adcock appearing of record in Deed Book 5712, page 795, Register's Office for Davidson County, Tennessee, and continuing as follows: thence with the line of said Vance, South 81 degrees 24 minutes 26 seconds East, passing an iron pin being a corner to said Vance and George W. Lawrence, in all 630.00 feet to an iron pin being the southeast corner of this tract of land; thence with a new line, North 25degrees 05 minutes 59 seconds West, 1,163.42 feet to an iron pin in Lawton Hicks easterly line, appearing of record in Deed Book 5912, page 502, Register's Office for Davidson County, Tennessee, and being the most northerly point of this tract of land, thence with the line of said Hicks, South 7 degrees 40 minutes 54 seconds West, 968.12 feet to the point of beginning, containing 7.00 acres, more or less, as surveyed by John D. Sprouse, License No. 957, dated November 21, 1983.

EASEMENT:

There is also hereby conveyed at Easement for ingress and egress, described follows, to wit:

EASEMENT - TRACT 1:

A certain parcel or tract of land located in the 2nd (formerly 14th) Civil District of Davidson County, Tennessee, said parcel constituting a 50-foot wide permanent ingress/egress easement granted for the benefit of Ernest N. Adcock, his heirs, successors and assigns, the centerline of which is more particularly described as follows: Beginning at a spike in the centerline of the existing pavement of Riley Adcock Road at a point 40 feet North of the southern terminus of said pavement; thence with a curve to the right having a radius of 126.07 feet, for a distance of 58.90 feet to an iron pin; thence with a curve to the left having a radius of 61.49 feet for a distance of 55.82 feet to a point in the centerline of Sycamore Creek, the line between Davidson County and Robertson County, Tennessee. The foregoing description defines an easement from station 0 + 00 to station 1 + 14.72 for a total distance of 114.72 linear feet and being across a portion of the property conveyed to Frank Adcock as recorded in Book 2858, page 89, Register's Office for Davidson County, Tennessee.

INCLUDED herewith but EXCLUDED from this easement is that portion of the ingress and egress easement presently occupied by Riley-Adcock Road, a public roadway.

EASEMENT - TRACT 2:

A certain parcel or tract of land located in the 16th Civil District of Robertson County, Tennessee, said tract or parcel constituting a 50-foot wide permanent ingress/egress easement granted for the benefit of Ernest N. Adcock, heirs successors, and assigns, the centerline of which is more particularly described as follows: Beginning at a point in the centerline of Sycamore Creek, said point being in the boundary line between Davidson County and Robertson County, Tennessee; thence with a curve to the right having a radius of 468.34 feet, for a distance of 90.77 feet to an iron pin; thence South 38 degrees 05 minutes 39 seconds East, 190.44 feet to an iron pin; thence with a curve to the right having a radius of 249.58 feet, for a distance of 98.69 feet to an iron pin: thence South 31 degrees 40 minutes 15 seconds East, 2.19 feet to an iron pin in the centerline of a gate in the Ernest N. Adcock boundary line. The foregoing description defines an easement from station 1 + 14.72 to station 4 + 96.80 for a total distance of 382.08 linear feet and being across a portion of the Reba F. Harris property of record in Deed Book 173, page 259, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED