WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/08 15:53 2 pg:
Fees:13.00 Taxes:636.03

20080616-0062049

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00

Sherrie L. Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 8/23/09
(AFFIX SEAL)

PAM S. ATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP. AUG. 23, 2009
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 371

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Sherrie L. Felts	Countrywide Bank, FSB	02100003500
(NAME)	(NAME)	
3725 Old Clarksville Pike	801 Crescent Center Dr. #510	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Franklin, TN 37067	
(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, **RUBY L. HEDGECOTH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERRIE L. FELTS, AN UNMARRIED WOMAN**, 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:

LAND in Davidson County, Tennessee, BEING the westerly part of Tract No. 1, as shown on survey of the Division of George E. Anderson's Farm, made by Stephen A. Draper, Surveyor, dated September 22, 1959, as follows:

BEGINNING in the centerline of Old Clarksville Pike, North 76 deg. East 563 feet from the intersection of said Old Clarksville Pike and Eaton's Creek road, said point being the northwest corner of the property conveyed to J. L. Reeder and wife, Mamie A. Reeder by deed from Clive Anderson and wife, of record in Book 3134, page 423, Register's Office for Davidson County, Tennessee; thence with said Reeder's western boundary line South 4 deg. West 995 feet; thence North 81 deg. West 435 feet; thence North 4 deg. East 1043 feet to the centerline of Old Clarksville Pike; thence with the same south 76 deg. East 437 feet to the beginning, containing 10.13 acres, more or less.

THE ABOVE PROPERTY DESCRIPTION INCLUDES BUT THIS CONVEYANCE SPECIFICALLY EXCLUDES THE FOLLOWING DESCRIBED PROPERTY CONVEYED DECEMBER 30, 1986 FROM JOSEPHINE GREEN, UNMARRIED, TO BILLY A. HUDGENS AND WIFE, ELIZABETH D. HUDGENS OF RECORD IN BOOK 7100, PAGE 983, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LAND in Davidson County, Tennessee, BEING Tract No. 2 as per a survey by R.L. Montoya, Land Surveying, Inc., dated December 26, 1986, as follows:

BEGINNING at a P.K. nail, this point being 782.99 feet west of the centerline intersection of Old Clarksville Pike and Eaton's Creek Road and being the northwest corner of Tract No. 1; thence leaving said centerline along the common line of Tract No. 1 and Tract No. 2, South 2 degrees 57 minutes 31 seconds West 1019.66 feet to an iron pin in the north line of Charles W. Waller as of record in Deed Book 3182, page 393, Register's Office for Davidson County, Tennessee; thence along the south line of this tract, North 82 degrees 13 minutes 48 seconds West 214.09 feet to an iron pin to the north line of Woodlawn Memorial Park Property as of record in Deed Book 3531, page 365, Register's Office for said County; thence along a line common to W. W. Randall as of record in Deed Book 3164, page 445, Register's Office for Davidson County, Tennessee, and the west line of this tract, North 2 degrees 58 minutes 59 seconds East 1043.32 feet to a P.E. Nail in the center of Old Clarksville Pike; thence along said centerline, South 75 degrees 56 minutes 16 seconds East 216.64 feet to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to Ruby L. Hedgecoth, married by deed from Lisa D. Barnes and James E. Barnes of record in Instrument Number 20040422-0045852, Register's Office, Davidson County, Tennessee.

Alvin Odell Hedgecoth, Sr., spouse of Ruby L. Hedgecoth now being deceased.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☒ property, known as 3725 Old Clarksville Pike, 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 12th day of June, 2008.

Ruby L. Hedgecoth

Ruby L. Hedgecoth

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ruby L. Hedgecoth 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 12th day of June, 2008.

Commission expires: 8/23/09

Notary Public

PAM BATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
AUG. 23, 2009
COUNTY OF ROBERTSON