File No. 291000387

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090080926 DEEDWARR
Recvd: 12/01/09 09:40 2 pgs
Fees:13.00 Taxes:647.50
20091201-0109664

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Clay Hickerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2009.

Jeanie Davis
Notary Public

MY COMMISSION EXPIRES: 6-15-2010
(AFFIX SEAL)

JEANIE DAVIS NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay Hickerson	Clay Hickerson	
(NAME) 8315 Greenbrier Road	(NAME) 8315 Greenbrier Road	MAP/PARCEL 00500000303
(ADDRESS) Joelton, TN 37080	(ADDRESS) Joelton, TN 37080	
(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, Rich C. Fowler, an unmarried man,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Clay Hickerson and wife, Katie Hickerson, as tenants by the entirety**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain parcel of land in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEINNING at an iron pin in the west right-of-way of Greenbrier Road (50 right-of-way), a corner of Lot No. 1 of the Anthony C. Hopper property; thence with said right-of-way, S 21 deg. 32 min. 45 sec. W 296.86 feet to a point; thence with a curve to the left, whose radius is 448.75 feet, a distance of 201.69 feet to an iron pin, a corner to Lot No. 3 of Tommy Zumstein property; thence with said Lot No. 3, S 82 deg. 42 min. 39 sec. W 531.28 feet; passing through the centerline of an ingress and egress agreement at 239.0 feet to an iron pin in the line of H.J. Saxer and a corner to said Lot No. 3; thence, with said Saxer N 9 deg. 13 min. 06 sec. E 180.00 feet to a point; a corner to said Saxer and James P. Huffman; thence with said Huffman, N 60 deg. 11 min. 08 sec. E 198.33 feet to a point; thence with said Huffman N 30 deg. 13 min. 07 sec. E 363.17 feet to a point; thence with said Huffman N 18 deg. 09 min. 15 sec. E 50.25 feet to an iron pin in the line of said Huffman and a corner to said Lot No. 1 of the Hopper property; thence with said Lot No. 1 S 70 deg. 05 min. 40 sec. E 283.76 feet passing through the centerline of said ingress and egress easement at 164.75 feet, to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to Rich C. Fowler and wife, Teresa M. Fowler by Warranty Deed dated March 28, 2002, from Lori Lee Gross, unmarried and filed for record on April 3, 2002, in Instrument No. 20020403-0040435, Register's Office for said County.

The said Teresa M. Fowler having since deceased leaving Rich C. Fowler as the sole surviving heir.

Driveway Easement as shown of record in Book 7956, Page 235, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8315 Greenbrier 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 GRANTEE(S), THEIR heirs and 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), 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/our hands this 24th day of November, 2009.

Rich C. Fowler

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rich C. Fowler, an unmarried man, 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 at Mt Juliet, Tennessee, this 11/24/2009.

My Commission Expires: 9.2.2013

Notary Public

File Number: 291000387

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON