BILL GARRETT, Davidson County
Trans:T20110037109 DEEDWARR
Recvd: 06/21/11 12:54 2 pgs
Fees:13.00 Taxes:177.60
20110621-0047536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Teresa M. Killeen
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 17TH DAY OF JUNE, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11/02/11

(AFFIX SEAL) MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean M. Killeen and wife, Teresa M. Killeen	SAME	02300002500
	(NAME)	
5032 Lickton Pike (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mt. Gillem Baptist Church, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sean M. Killeen and wife, Teresa M. Killeen, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PROPERTY LOCATED ON THE NORTHWEST SIDE OF LICKTON PIKE IN THE 3RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING SHOWN AS PARCEL 25.00 ON DAVIDSON COUNTY PROPERTY MAP 23, AND BEING DESCRIBED ACCORDING TO A SURVEY BY C&K SURVEYORS, LLC, WILLIAM E. CRENSHAW, R.L.S. #2395, DATED JUNE 15, 2011, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY EDGE OF LICKTON PIKE AT THE SOUTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THE SEAN KILLEEN PROPERTY OF RECORD IN INSTRUMENT NO. 20050526-0059394, R.O.D.C., TN. SAID POINT OF BEGINNING ALSO BEING LOCATED APPROXIMATELY 430'± IN A SOUTHWESTERLY DIRECTION, FROM THE INTERSECTION OF LICKTON PIKE AND CROCKER SPRINGS ROAD. THENCE, FROM SAID POINT OF BEGINNING, ALONG THE EDGE OF LICKTON PIKE, S 61°28'30" W - 23.03' TO A POINT; BEING THE SOUTHEAST CORNER OF THE G. MICHAEL BENNETT PROPERTY OF RECORD IN INSTRUMENT NO. 20040210-0016220, R.O.D.C., TN. THENCE LEAVING THE EDGE OF LICKTON PIKE WITH BENNETT'S LINE,
N 29°09'00" W - 12.86' TO A STEEL FENCE POST AT A FENCE CORNER; THENCE N 80°11'31" W - 191.30' TO A FENCE CORNER; THENCE N 83°07'59" W - 167.10' TO AN EXISTING IRON PIN; THENCE N 06°30'02" E - 205.79' TO AN EXISTING IRON PIN AT A FENCE CORNER; THENCE
N 01°59'11" W - 163.93' TO A 36" OAK IN THE FENCE; THENCE N 20°19'44" E - 121.40' TO A 40" OAK IN THE FENCE; THENCE N 06°35'54" E - 97.08' TO A 36" OAK IN THE FENCE; THENCE N 06°26'36" E - 80.91' TO A POINT AT THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT AND BEING A CORNER TO THE BOBBY PARRISH ALLEN PROPERTY OF RECORD IN DEED BOOK 3614, PAGE 6, R.O.D.C., TN. THENCE LEAVING BENNETT'S LINE WITH THE LINE OF ALLEN,
S 61°43'29" E - 202.69' TO A POINT AT THE NORTHWEST CORNER OF THE TERESA M. KILLEEN PROPERTY OF RECORD IN INSTRUMENT NO. 20020823-0102027, R.O.D.C., TN. THENCE LEAVING THE LINE OF ALLEN WITH THE LINE OF KILLEEN, S 18°06'23" E - 343.28' TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE SEAN KILLEEN PROPERTY, AFOREMENTIONED; THENCE WITH THE LINE OF SEAN KILLEEN, S 46°42'37" W - 170.10' TO AN EXISTING IRON PIPE; THENCE
S 24°19'34" W - 132.11' TO AN EXISTING IRON PIN; THENCE S 79°25'00" E - 186.14' TO AN EXISTING IRON PIPE; THENCE S 30°55'22" E - 20.75' TO THE POINT OF BEGINNING, CONTAINING 3.74 ACRES, MORE OR LESS

WARRANTY DEED
(Continued)

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THE MT. GILLIAM BAPTIST CHURCH TRUSTEES BY DEED OF RECORD IN DEED BOOK 1452, PAGE 634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES PAID FOR 2011 AND SUBSEQUENT YEARS.

THIS CONVEYANCE IS SUBJECT TO A CEMETERY LOCATED ON SAID PROPERTY AND THE RIGHTS OF INGRESS AND EGRESS THERETO.

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

unimproved ( )
This is improved (X) property, known as 5026 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/our hand(s) this 17th day of June, 2011.

Maggie L. Dansby

Maggie L. Dansby, Trustee

Betty M. Hobson

Betty Hobson, Trustee

John W. Gooch

John Gooch, Trustee

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 MAGGIE L. DANSBY, BETTY HOBSON AND JOHN GOOCH, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Trustees of the Mt. Gillem Baptist Church, and in the capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17th day of June, 2011.

Mary Birthright

Notary Public

My Commission Expires: 11-7-11

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 8, 2011