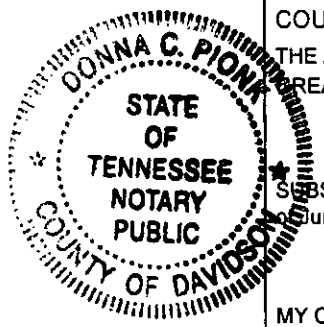
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120041185 DEEDWARR
Recvd: 06/05/12 09:51 3 pgs
Fees:18.00 Taxes:569.80
20120605-0048783



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Samuel Swayze	F & M Bank	11000017400
(NAME)	(NAME)	
4759 and 4765 Alvin Sperry Road	2081 Wilma Rudolph Road	and
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Clarksville, TN 37040	11000008001
(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, we, **Kathryn Marie Heughan, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jason Samuel Swayze, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

4759 Alvin Sperry Rd., Mt. Juliet, TN 37122(improved property):
A certain tract or parcel of land in the 4th, formerly the 16th Civil District, Davidson County, Tennessee, and more particularly described as follows: Beginning at the mouth of Benjamin Castleman's Lane running thence with a road south 1 3/4 degrees west 110 poles and 14 links to a stake, Ann Castleman's northeast corner and in the west boundary line of Tract No. 2 as described in a deed from Tom W. Pointer, Trustee, to John S. Jenkins and wife, of record in Book 1023, Page 542, Register's Office for said county, thence with Castleman's north line, north 88 1/4 degrees west 81 poles and 11 1/2 links, more or less, to the southeast corner of a 15 acre tract conveyed to J.W. Henry and wife, by deed of record in Book 452, Page 11, said Register's Office; thence with Henry's east line north 51.5 poles more or less to said Henry's northeast corner and to F.L. Martin's south line; thence with Martin's south line, north 88 degrees east 54.7 poles more or less to Martin's southeast corner; thence with Martin's east line, north 6 degrees east 53 poles to a stake; said F.L. Martin's northeast corner and in Mack Dodson's south line; thence with Dodson's south line north 88 3/4 degrees east 24 poles 16 1/2 links to the beginning.

Less and except those certain out conveyances of record in Book 2805, Page 493, Book 3812, Page 29, Book 4253, Page 976, Book 4261, Page 956, Book 3498, Page 361 and Book 5585, Page 310 and Book 3825, Page 579,

Being part of the same property conveyed to Floyd R. Marlin by Deed from Horace Eakes and wife, Gladys Virginia Eakes, dated 08/10/1946 and filed for record on 08/12/1946 in Book 1414, Page 95, Register's Office for Davidson County, Tennessee. The said Floyd R. Marlin died intestate on November 19, 1979 leaving Katherine Marlin, Kathryn Marie Heughan and Betty Louise Marlin, his sole heirs at law as evidenced in Affidavit of Heirship in Instrument No. 20120531-0047173, Register's Office for Davidson County, Tennessee. The said Katherine

Marlin died intestate on December 4, 1994 leaving Kathryn Marie Heughan and Betty Louise Marlin, her sole heirs at law as evidenced in Affidavit of Heirship filed in Instrument No. 20120531-0047174, Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Kathryn Marie Heughan by Quitclaim deed from Betty Louise Marlin as of record in Instrument No. 20120531-0047175, Register's Office for Davidson County, Tennessee.

and
4765 Alvin Sperry Rd. Mt. Juliet, TN 37122(unimproved property):
A tract of land in the 4th Civil District of Davidson County, and being a portion of parcel 80.1, Map 110, and described according to an unrecorded survey by John McCormick, Surveyor, No. 674, State of Tenn., dated 11/15/79, as follows: Beginning at an iron pin in the northerly margin of the Alvin Sperry Rd., said point being 50 ft. Northeast of the U.S. Government concrete marker marking the present southwesterly corner of the Floyd R. Marlin and wife, Katherine Marlin, property, said point of beginning also being approximately 1,671.5 Ft. from the Stewarts Ferry Pike; thence northeasterly with the northern margin and curve on the Alvin Sperry Rd., 200 Ft. of radius 2,865.0' to an existing iron pin; thence No. 47 degrees 28' West 808.5 Ft. to an iron pin in the easterly margin of the George Mabry property; thence So. 5 decrees 43 West 165.0 Ft. to an iron pin in the easterly margin of the Orville Earheart property; thence So. 58 degrees 5' thence So. 29 degrees 08' East 75.9 Ft. to the point of beginning, containing 1.75 acres, more or less.

Being the same property conveyed to Kathryn Marie Heughan by Deed from Albert Heughan, dated 03/23/1998 and filed for record on 03/24/1998 in Book 10851, Page 73, Register's Office for Davidson County, Tennessee.

Deed of General Warranty and Flowage Easement of record in Book 3825, Page 579, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 4759 and 4765 Alvin Sperry Road, Mount Juliet, TN 37122
(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/or 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/or 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 1st day of June, 2012.

Kathryn Marie Heughan

Kathryn Marie Heughan

State of Tennessee
County of Wilson

Personally appeared before me Kathryn Marie Heughan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my ~~hand and~~ seal this 1st day of June, 2012.

Notary Public _____
My Commission Expires: 8-3-15

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

