BILL GARRETT, Davidson County
Trans:T20130001141 DEEDWARR
Recvd: 01/04/13 13:10 3 pgs
Fees:18.00 Taxes:166.50
20130104-0001346

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
CHARLES R. SPAIN
5452 Lickton Pike
Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

MAP 23.00 PARCEL 58.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FORTY-FIVE THOUSAND AND NO/100 ($45,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **JANICE W. McCLANAHAN**, have this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES R. SPAIN**, his heirs and assigns, the following described tract or parcel of land situated in the 10th Civil District of Davidson County, Tennessee, described as follows:

MARY M. WEBB ESTATE
16.80 ACRES

BEING located in the 10th Civil District, Davidson County, Tennessee, west of Lickton Pike, and being a portion of the property of record in Deed Book 2643, Page 125, Register's Office, Davidson County, Tennessee. See Tax Map 23, Parcel 58.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a metal stake in the south boundary of this tract, same being the northwest corner of Lyle W. Cribbs (DB 10734, PG 580, RODCT) and the northeast corner of Kirk C. Waite (DB 7086, PG 299, RODCT); thence with line of Waite North 82 degrees 42 minutes 08 seconds West 318.98 feet to an iron rod; thence North 85 degrees 20 minutes 15 seconds West 120.46 feet to an iron rod; thence with line of Charles R. Spain and wife, Nancy L. Spain (IN 20080710-0071102, RODCT) North 01 degree 41 minutes 15 seconds East 619.23 feet to an iron rod; thence with line of Charles Spain (DB 11104, PG 584, RODCT) North 59 degrees 16 minutes 09 seconds East 142.51 feet to an iron rod at a large poplar tree; thence with line of Charles R. Spain and wife, Nancy L. Spain (IN 20080710-0071102, RODCT) South 60 degrees 50 minutes 42 seconds East 1102.24 feet to an iron rod; thence with line of Charles Raymond Spain and wife, Nancy L. Spain (DB 4598, PG 548, RODCT) South 44 degrees 14 minutes 05 seconds East 63.20 feet to an iron rod; thence with line of Sean Huddleston and wife, Jennifer L. Huddleston (IN 20010719-0076345, RODCT) South 54 degrees 58 minutes 52 seconds East 304.38 feet to an iron rod; thence with line of the remainder of the Mary M. Webb Estate property (DB 2643, PG 125, RODCT) South 21 degrees 21 minutes 19 seconds West 358.95 feet to an iron rod; thence with line of Lyle W. Cribbs (DB 10734, PG 580, RODCT) North 67 degrees 10 minutes 27 seconds West 900.00 feet to the point of beginning containing 16.80 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated April 3, 2008.

NO ACCESS is being provided as it is being purchased by adjoining landowner, Charles Spain.

Being a part of the same property conveyed to M. C. Webb, Jr. and wife, Mary M. Webb by deed from J. R. Rosson and wife, Loia Rosson of record in Book

2643, page 125, Register's Office for Davidson County, Tennessee. Mary M. Webb a/k/a Mary Margaret Webb died testate, predeceased by her husband M. C. Webb, Jr. a/k/a Maury C. Webb, Jr. Her Last Will and Testament dated May 1, 2008 was filed for probate in the Probate Court for Davidson County, Tennessee Docket 08P-873 on June 18, 2008. The undersigned Janice W. McClanahan, the only child born to or adopted by the decedent during her lifetime is the only beneficiary under the said Will.

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY GRANTOR HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE**, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2013 real estate taxes, applicable zoning and building regulations and permits and all visible easements and Restrictions of record, if any.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said **GRANTEE**, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 4th day of January, 2013.

Janice W. McClanahan
JANICE W. McCLANAHAN

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 Janice W. McClanahan, the bargainor, 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 on this the 4th day of January, 2013.

Tina L. Arnett
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/17/15

TINA L. ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES AUG. 17, 2015

O A T H

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$45,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the _____ day of January, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 45,000.00
James W. McClanahan
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4 DAY OF JAN 20 13
Abby Duncan
Deputy Register