WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055149 DEEDWARR
Recvd: 06/28/13 14:16 2 pgs
Fees:13.00 Taxes:333.00
20130628-0066918

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 02-27-2016

(AFFIX SEAL)

TERESA D. HAMRICK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Clyde	TriStar Bank	045000[illegible]
(NAME)	(NAME)	
5208 Little Marrowbone Road	719 E. College Street	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Dickson, TN 37055	
(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, I, John Paul Wilcher, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Clyde, an unmarried man, 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 situated in Davidson County, Tennessee and being more particularly described as follows:

Beginning at a rock on the South side of Little Marrowbone Road, in the Leslie line; thence with said road as follows: South 50 deg. West 25 poles; South 25 deg. West 15 poles; South 30 deg. West 20 poles; South 56 deg. West 35 poles; South 51 deg. West 20 poles; South 35 deg. West 22 poles to a point in the center of said road; thence North 39 deg. West 11 poles; thence North 1 deg. West 14 poles; thence North 18 deg. East 10 poles; thence North 27 deg. East 39 poles; thence North 63 deg. East 24 poles; Thence North 74 deg. East 24 poles; thence North 78 deg. East 32 poles to a rock, the point of beginning, containing 22 acres, more or less.

INCLUDING IN THE ABOVE DESCRIPTION, BUT SPEAING EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND.

A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, which was conveyed to Edgar Merritt and wife, Fredia Merritt by Deed of record in Book 4344, page 481, Register's Office for Davidson County, Tennessee, described as follows to-wit:

Beginning at an iron pin in the center of Little Marrowbone Road; thence, with the center of said road as follows; South 54 deg. West 85 feet and South 35 deg. 30' West 363 feet; thence, leaving the said road, North 39 deg. West, 181.5 feet; thence North 1 deg. West 231 feet; thence North 18 deg. East 165 feet; thence North 27 deg. East 151.5 feet; thence a new line, South 41 deg. East 422.4 feet to the point of beginning, containing 3.25 acres, according to survey of Cummings Surveying Company, dated June 18, 1969.

Being the same property conveyed to John Paul Wilcher, a single man, by deed of record in Instrument Number 20090513-0044180 Register's Office for Davidson County, Tennessee.

Subject to Right-of-Way Easement for Tennessee Gas Transmission Company of record in Book 2275, page 153, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 5208 Little Marrowbone Road, Ashland City, TN 37015

(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 21st day of June, 2013.

John Paul Wilcher

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Paul Wilcher, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 21st day of June, 2013.

Commission expires:

Notary Public

