This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address
Charles Jason Spain
5446 Lickton Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130096722 DEEDWARR
Recvd: 11/13/13 12:03 3 pgs
Fees:18.00 Taxes:495.80
20131113-0117256

MAP: 023000
PARCEL: PART OF 058.00

Send Tax Bills to:
Wells Fargo Bank, N.A.
PO Box 100515
Florence, SC 29502

WARRANTY DEED

THIS INDENTURE made this 8th day of November, 2013 between

Janice W. McClanahan and husband, Joel H. McClanahan

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Charles R. Spain, a married person and
Charles Jason Spain and wife, Elizabeth Ann Spain

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING located in the 10th Civil District, Davidson County, Tennessee, on the west side of Lickton Pike, and being a portion of the property of record in Deed Book 2643, Page 125, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Lickton Pike, same being southeast corner of this tract and the northeast corner of Charles A. Watson (DB 11575, PG 552, RODCT); thence leaving road with line of Charles A. Watson and Lyle W. Cribbs (DB 10734, PG 580 and DB 11580, PG 944, RODCT) North 64 degrees 14 minutes 31 seconds West 822.77 feet to an axle; thence continuing with line of Cribbs North 67 degrees 05 minutes 07 seconds West 247.69 feet to an iron rod; thence with line of Charles Spain (IN 20130104-0001346, RODCT) North 21 degrees 21 minutes 19 seconds East 281.95 feet to an iron rod; thence with line of Tract #2 of the Webb Estate property (2.00 acres as per survey of same date - being conveyed to Sean Huddleston) South 50 degrees 01 minute 19 seconds East 675.14 feet to an iron rod; thence North 63 degrees 57 minutes 24 seconds East 257.74 feet to an iron rod; thence with line of Sean Huddleston (IN 20010719-0076345, RODCT) South 31 degrees 08 minutes 40 seconds East 138.14 feet to an iron rod; thence South 53 degrees 48 minutes 04 seconds East 162.96 feet to an iron rod in the west margin of Lickton Pike; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 07 degrees 05 minutes 24 seconds, a radius of 781.10 feet, a tangent length of 48.39 feet, and a chord of South 27 degrees 01 minute 50 seconds West 96.60 feet; thence along said curve an arc length of 96.66 feet; thence South 23 degrees 29

minutes 08 seconds West 104.08 feet to the point of beginning containing 5.01 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.

THE following described portion of the above described tract is reserved for right of ingress and egress for benefit of the above described tract and adjoining Tract #2 of the Webb Estate (2.00 acres as per survey of same date - being conveyed to Sean Huddleston): BEGINNING at an iron rod at the southeast corner of Tract #2 of the Webb Estate (2.00 acres as per survey of same date - being conveyed to Sean Huddleston) and in the northern boundary of the above described tract; thence severing the above described tract South 63 degrees 57 minutes 24 seconds West 42.21 feet; thence North 50 degrees 31 minutes 58 seconds West 178.10 feet; thence North 47 degrees 00 minutes 28 seconds West 170.37 feet; thence North 35 degrees 22 minutes 26 seconds West 123.36 feet to a point in the common line of said Tract #2 and the above described tract; thence with the common line of the above described tract and said Tract #2 South 50 degrees 01 minute 19 seconds East 484.73 feet to the point of beginning.

Being a portion of the same property conveyed to M.C. Webb, Jr. and wife, Mary M. Webb by deed from J.R. Rosson and wife, Lola Rosson of record in Book 2643, Page 125, Register's Office for Davidson County, Tennessee. Mary M. Webb aka Mary Margaret Webb died intestate, predeceased by her husband, M. C. Webb, Jr. aka 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 No. 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.

Also being a portion of the same property conveyed to Joel H. McClanahan and wife, Janice W. McClanahan by Quitclaim Deed from Janice W. McClanahan, Executrix of the Estate of Mary Margaret Webb of record in Instrument Number 20090716-0066601, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 5446 Lickton Pike, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Janice W. McClanahan **Joel H. McClanahan**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Janice W. McClanahan and Joel H. McClanahan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 8th day of November, 2013.

Notary Public My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $134,000.00

Affiant

Sworn to and subscribed before me, this 8th day of November, 2013.

Notary Public My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY