WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130100077 DEEDWARR
Recvd: 11/26/13 11:03 2 pgs
Fees:13.00 Taxes:266.40

20131126-0121344

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires April 20, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of November, 2013

Notary Public

MY COMMISSION EXPIRES: 4/20/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Blvd., #2100, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony L Locke and Leah B Locke	Anthony L. Locke and Leah B. Locke	007-00-0-049.00
(NAME) 1551 Springfield Hwy	(NAME) 1928 Tinnin Rd.	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Jeffrey R. Lent, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anthony L Locke and Leah B Locke, husband and wife**, 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:

A tract of land situated in the 10th Civil District of Goodlettsville, Davidson County, Tennessee, according to a survey made by W. T. Smith Land Surveying dated April 8, 2005 and is more particularly described as follows:

Beginning at a iron rod (set) in the Northerly margin of U.S. Highway 41 (also known as Springfield Highway), said rod being the Southwest corner of the property conveyed to William R. Casteel as evidenced in Deed Book 8107, page 681, Register's office for Davidson County, Tennessee, and also being the Southeast corner for this hereon described tract of land; thence, with said margin of Highway 41 North 52° 28' 39" West 211.07 feet to a iron rod (set), said rod being the Southeast corner of the property conveyed to Charles E. Jones as evidenced in Deed Book 7748, page 911, Register's Office for Davidson County, Tennessee; thence with Jones Easterly line for the next 2-calls, North 36° 28' 35" East 464.10 feet to a iron rod (set) in the existing old fence line; thence, north 37° 45' 05" East 253.05 feet to a iron rod (set) in the westerly lot line of Lot #13 of Greenview Estates of record in Instrument No. 20011213-0137531, Register's Office for Davidson County, Tennessee, said rod being the Northeast corner of the aforementioned Jones property and the

Northwest corner for this tract; thence, with the Westerly boundary of said Subdivision S. 00° 57' 53" West 353.79 feet to a iron rod (set), said rod being the North corner of said Casteel property; thence, with Casteel's west line S. 36° 29" 21' West 432.95 feet to the point of beginning, containing 121.485 S.F., or 2.79 acres, more or less.

Being the same property conveyed to Jeffrey R. Lent by deed dated 02/07/2007 from Ann Elizabeth C. King and Barbara Faye Crawford Jamieson and filed of record on 02/13/2007 in Instrument Number 20070213-0018302, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1551 Springfield Hwy, Goodlettsville, TN 37072

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, has 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 our hands this **22nd** day of **November, 2013**

Jeffrey R Lent

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Jeffrey R Lent**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **November, 2013**

Notary Public

My commission expires: 4/20/2015

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires April 20, 2015