WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140004688 DEEDWARR
Recvd: 01/22/14 09:58 3 pgs
Fees:18.00 Taxes:427.35

20140122-0005818

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

(AFFIX SEAL)

KIMIE PERRY
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Hugh Clark	NEW OWNER	028-00-0-0-68.00, 028-00-0-083.00, 028-00-0-055.00
(NAME)	(NAME)	
5029 Oak Grove Road		
(ADDRESS)	(ADDRESS)	
Red Boiling Springs, TN 37150		
(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, **George Terrell Weatherby, Trustee of the Testamentary Trust of George B. Weatherby and Winston D. Cox**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Hugh Clark**, 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:

Land located on Grays Point Road described according to the Boundary Survey of the Sylvia Carney Property dated March 18, 2003, by Crockett Surveying, TN Reg. No. 1394, 427 Park Avenue, Lebanon, Tennessee 37087 as follows:

Beginning at an iron rod in the southerly margin of Grays Point Road, said point being the northwest corner of the Ricky D. Clouse property of record in Book 7378, page 497, Register's Office for said County, said point also being the northerly most northeast corner of this tract; thence leaving the margin of said road and running with the westerly line of Clouse S 22° 44' 25" E 275.68 feet to an iron bar, said point being the southwest corner of Clouse; thence with the southerly line of Clouse N 88° 24' 39" E 246.93 feet to an iron rod in the westerly line of the Deborah A. Solomon property of record in Book 8322, page 930, Register's Office for said County; thence with the westerly line of Solomon S 09° 41' 37" W. 1,635.02 feet to an iron pipe in the northerly line of the Thomas Cobble property of record in Book 4487, page 885, Register's Office for said County, said point being the southeast corner of this tract; thence with the northerly line of Cobble N 85° 54' 38" W 123.65 feet to an iron pipe said point being the northwest corner of Cobble and the northeast corner of the John Thomas Ervin property of record in Book 3931, page 207, Register's Office for said County; thence with the northerly line of Ervin N 85° 54' 38" W 434.11 feet to an iron rod, said point being the southwest corner of this tract; thence leaving the northerly line of Ervin and running N 09° 05' 27" W 62.93 feet to a point; thence N 42° 09' 39" W 79.69 feet to a point; thence N 16° 27' 02" W 168.39 feet to a point; thence N 38° 02' 35" W 73.69 feet to a point, said point being the southeast corner of the Berlie Pemberton property of record in Book 3803, page 876, Register's Office for said County; thence with the easterly line of Pemberton N 04° 58' 24" W 177.44 feet to a point; thence continuing N 07° 25' 32" W 421.37 feet to a point; thence continuing N 06° 42' 27" W 130.77 feet to an iron pipe, said point being the northeast corner of Pemberton and the southeast corner of the Earl Dean Winters property of record in Instrument

No. 200009050087592, Register's Office for said County; thence with the easterly line of Winters N 19° 18' 52" E 163.45 feet to an iron rod; thence continuing N 18° 31' 56" W 198.55 feet to an iron rod in the southerly margin of Grays Point Road, said point being the northeast corner of Winters and the northwest corner of this tract; thence with the southerly margin of said road N 63° 23' 52" E 149.80 feet to an iron rod, said point being the northwest corner of the William W. Blankenship property of record in Book 11126, page 33, Register's Office for said County; thence with the westerly line of Blankenship S 12° 44' 19" E 307.89 feet to an iron rod, said point being the southwest corner of Blankenship; thence with the southerly line of Blankenship N 61° 54' 18" E 134.00 feet to an iron pipe, said point being the southeast corner of Blankenship; thence with the easterly line of Blankenship N 12° 44' 19" W 307.59 feet to an iron rod in the southerly margin of Grays Point Road, said point being the northeast corner of Blankenship; thence with the southerly margin of said road N 60° 50' 50" E 211.80 feet to a point; thence continuing N 60° 33' 05" E 242.53 feet to a point at the beginning of a right curve; thence with the curve having a Delta of 7° 21' 25", a Radius of 935.87 feet, and a Tangent 60.17 feet, a Chord length of 120.09 feet, and a Chord bearing of N 64° 13' 48" E, a distance of 120.17 feet to the point of beginning and containing 32.32 acres more or less.

Being the same property conveyed to George B. Weatherby and Winston D. Cox by Warranty Deed dated 07/08/2003 from Sylvia H. Carney, a widow of record in Instrument 200307240103581, Register's Office for Davidson County, Tennessee. The said Winston D. Cox having since died.

Right-of-Way for Grays Point Road, as much as therein may lie.

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 0 Grays Point Road, Joelton, TN 37080

(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 our hands this 9th day of January 2014

George Terrell Weatherby Trustee of the Testamentary Trust of George B. Weatherby By James Terrell Harper Attorney In Fact

George Terrell Weatherby
Trustee of the Testamentary Trust of George B. Weatherby
By: James Terrell Harper, His Attorney in Fact

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared James Terrell Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of George Terrell Weatherby, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book #, Page ____, Register's Office of Davidson County, Tennessee.

#20140122-0005817

Witness my hand and official seal this 9th day of January 2014.

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
My commission expires: 5.3.2016

File No.: 01288-18247
SMG TN Warranty Deed

Winston D. Cox

State of TENNESSEE
County of ANDERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Winston D. Cox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of January, 2014

ROBERT WILKINSON NOTARY PUBLIC STATE OF TENNESSEE ANDERSON COUNTY

Notary Public
My Commission Expires: 2 1 15

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