BILL GARRETT, Davidson County
Trans:T20140005430 DEEDWARR
Recvd: 01/23/14 15:49 2 pgs
Fees:13.00 Taxes:247.90
20140123-0006563

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John D. Finch, Jr.
1000 N. Chase Drive, #307
Goodlettsville, TN 37072

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP **46**
PARCEL **14**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David L. Bibee and Joanne M. Mann, both single persons,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **John D. Finch, Jr, married**, hereinafter called the GRANTEE, his 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 in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, being the westerly 18 acres, more or less, of a 142 acre tract marked "Mrs. Sallie Simpkins, widow of E.P. Simpkins" on the Map of the Lands of Ellias P. Simpkins, deceased, of record in Plan Book 2, page 64, of the Chancery Court at Nashville, Tennessee, and described according to a survey made by Ralph W.C. Lambert, Surveyor, May 12, 1956, as follows:

Beginning at a spike in the center line of Bull Run Road at the southeast corner of Villines Property; thence along Villines' easterly line as follows: North 51° West, 671.5 feet to a 10 inch red oak; North 993 feet along a fence to an iron pin and 2 inch red oak, continuing North 375 feet to Watson's southeast corner; thence along Watson's easterly line, North 2° East, 265 feet to a stake at the southwest corner of Lot 2 on said plan; thence South 24° East passing an iron pin and 14 inch white oak and crossing a fence at 520 feet, more or less, in all 2065 feet, more or less, to a spike in the center of Bull Run Road; thence with the center line of same South 66° West, 350 feet to the POINT OF BEGINNING.

Being the same property conveyed to David L. Bibee and Joanne M. Mann, as joint tenants with the right of survivorship, by Warranty Deed dated December 22, 2005, from Nellie Virginia Crocker, unmarried, of record in Instrument #20051227-0153577, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **unimproved** property known as **4586 Bull Run Road, Ashland City, Tennessee 37015.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **21st** day of **January, 2014.**

David L. Bibee

Joanne M. Mann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David L. Bibee and Joanne M. Mann, both single persons**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of January, 2014.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $67,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of January, 2014.

NOTARY PUBLIC - R. Francene Kavin

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY