BILL GARRETT, Davidson County
Trans:T20150010103 DEEDWARR
Recvd: 02/09/15 15:32 3 pgs
Fees:18.00 Taxes:185.00
20150209-0012030

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jason Lilly
1035 Beckwith Rd
Mt. Juliet, TN 37122

MORTGAGEE
None

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 048 00 0
PARCEL 174.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **James W. Larkin, Jr., Executor of The Estate of Catherine Larkin,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jason Lilly, married,** 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 certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the southerly margin of Burton Hollow Road, the common corner of this tract and Tract No. 4; thence along the common line of said two tracts as follows: S 8 deg. 46 min. 45 sec. W 801.45 feet; S 27 deg. 03 min. 05 sec. E 76.84 feet; S 79 deg. 25 min. E 679.85 feet; S 12 deg. 18 min. 43 sec. W 283.26 feet; S 7 deg. 25 min. 55 sec. W 294.81 feet; S 76 deg. 36 min. W 800.00 feet and N 64 deg. 23 min. 44 sec. W 874.89 feet to a point in the easterly margin of a 50-foot public utility and access easement; thence along said margin as follows: along a curve having a radius of 200.00 feet, a distance of 56.51 feet; N 29 deg. 53 min. 11 sec. W 15.56 feet; along a curve to the right, having a radius of 125.0 feet, a distance of 83.88 feet; thence N 8 deg. 33 min. 49 sec. E 323 feet and along a curve to the right, having a radius of 691.20 feet, a distance of 521.05 feet to a point, the common corner of this tract and Tract No. 6; thence along the common line of said two tracts, as follows: S 83 deg. 14 min. 42 sec. E 750.0 feet; S 45 deg. 07 min 56 sec. E 753.88 feet; N 76 deg. 36 min. E 271.06 feet; N 7 deg. 25 min. 55 sec. E 262.26 feet; N 12 deg. 18 min. 43 sec. E 233.86 feet; N 79 deg. 25 min. W 652.91; N 27 deg. 03 min. 05 sec. W 117.59 feet; N 8 deg. 46 min. 45 sec. E 801.97 feet to a point in the southerly margin of Burton Hollow Road; thence in a northeasterly direction along the said margin 52.39 feet to the point of beginning, containing 21.48 acres, more or less, and being Tract No. 5 on the Map of Division of Jesse F. Burton Estate, prepared by Southern Land Surveying Co., dated February 6, 1973.

Being the same property conveyed to James W. Larkin, Sr. and wife Catherine Larkin by Deed dated April 15, 1974, of record in Book 4805, page 403, Register's Office for Davidson County, Tennessee.

The said James W. Larkin, Sr. died on September 8, 2008 leaving the said Catherine Larkin as the surviving tenant by the entirety. The said Catherine Larkin died on June 22, 2014 and the property is conveyed by the Executor pursuant to the terms of her Last Will and Testament and Probate Court Order as of record in Case No. 2014PR286, in the Probate Clerk's Office for Wilson County, Tennessee.

INCLUDING BUT EXCLUDING the following 2.70 acres conveyed to Martha B. Underwood by deed dated August 2, 1980, of record in Book 5633, page 244, Register's Office for Davidson County, Tennessee:

Beginning at an iron pin on the south margin of Burton Hollow Road, same being the N.E. Corner of Tract No. 5 as deeded to James Larkins; thence, leaving the road, South 8 deg. 46 min. 45 sec. West, 801.45 feet to a point; thence, South 27 deg. 03 min. 05 sec. East 76.84 feet to a point; thence, South 79 deg. 25 min. 00 sec. East 679.85 feet to a point; thence, South 12 deg. 18 min. 43 sec. West 283.26 feet to a point; thence, South 7 deg. 25 min. 55 sec. West 294.61 feet to a point; thence, South 76 deg. 36 min. 00 sec. West 270.00 feet, more or less, to a point; thence, North 45 deg. 07 min. 56 sec. West 60.00 feet to a point; thence, North 76 deg. 36 min. 00 sec. E. 271.06 feet to a point; thence, North 7 deg. 25 min. 55 sec. E. 262.27 feet to a point; thence, North 12 deg. 18 min. 43 sec. E. 233.86 feet to a point; thence, North 79 deg. 25 min. 00 sec. W. 652.91 feet to a point; thence, North 27 deg. 03 min. 05 sec. W. 117.59 feet to a point; thence, North 8 deg. 46 min. 45 sec. E., 801.97 feet to a point on the south margin of Burton Hollow Road; thence, with the south margin of Burton Hollow Road, North 81 deg. 38 min. 23 sec. E. 52.43 feet to an iron pin, the point of beginning, containing 2.70 acres, more or less.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record, if any, easements, covenants conditions and all matters and notes as shown on the plan of record, if any, Register's Office, Davidson, County, Tennessee.

This is the part of description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is unimproved property known as **18.72 Acres, Burton Hollow Rd Whites Creek, TN 37189.**

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 our hands this 3rd day of February, 2015.

Catherine Larkin Estate

BY: James W. Larkin Jr. Executor
James W. Larkin, Jr., Executor

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. Larkin, Jr., executor, the bargainor(s) 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 this 3rd day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY