BILL GARRETT, Davidson County
Trans:T20150013320 DEEDWARR
Recvd: 02/24/15 10:24 2 pgs
Fees:13.00 Taxes:925.00
20150224-0015705

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

John A. Ricks
Affiant

Subscribed and sworn to before me, this 20TH DAY OF FEBRUARY, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Ricks and wife, Joanne F. Ricks	Same as new owner	02500003501
	(NAME)	
476 Dry Creek Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Grady Lee Bryant, Jr. and wife, Kellee Bryant, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John A. Ricks and wife, Joanne F. Ricks, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY DATED FEB. 24, 1973, MADE BY FOREST E. DYE, SURVEYOR, AS FOLLOWS:

TRACT ONE:

BEGINNING AT A CORNER POST IN A FENCE, CORNER TO PARKER; THENCE WITH SAID PARKER AND FENCE, NORTH 3 DEG. 30' EAST 639.0 FEET TO A POST, CORNER TO SEATON; THENCE WITH SAID SEATON AND FENCE, SOUTH 60 DEG. 41' EAST 615.7 FEET TO A POST IN THE BOUNDARY OF THE REMAINING LANDS OF C. B. SHRADER; THENCE WITH SAID SHRADER, SOUTH 36 DEG. 30' WEST 564.2 FEET TO AN IRON PIN IN MOORE'S LINE; THENCE WITH SAID MOORE AND FENCE, NORTH 64 DEG. 00' WEST 267.3 FEET TO THE BEGINNING, CONTAINING 5.77 ACRES, MORE OR LESS.

TRACT TWO:
A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY WILLIAM COLLIER PARRISH ASSOCIATES, ENGINEERS, DATED OCTOBER 11, 1962, AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE CENTER LINE OF NEW DRY CREEK ROAD, AND BEING THE NORTHWESTERLY POINT OF A SMALL TRIANGLE OF LAND CONVEYED BY COPELAND TO WINFREY, AND ALSO A POINT IN THE SOUTHERLY BOUNDARY OF PROPERTY CONVEYED BY COPELAND TO SUTTON BY DEED OF RECORD IN BOOK 2695, PAGE 247, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER LINE OF SAID ROAD, SOUTH 32 DEGREES 20' EAST A DISTANCE OF 25 FEET TO AN IRON STAKE; THENCE CONTINUING WITH THE CENTER LINE OF SAID ROAD, SOUTH 34 DEGREES 12' EAST A DISTANCE OF 100 FEET TO AN IRON STAKE; THENCE CONTINUING WITH SAID CENTER LINE SOUTH 38 DEG. 49' EAST A DISTANCE OF 57.65 FEET TO AN IRON STAKE; THENCE CONTINUING WITH SAID CENTER LINE SOUTH 43 DEG. 36' EAST A DISTANCE OF 94.4 FEET TO AN IRON STAKE; THENCE CONTINUING WITH SAID CENTER LINE SOUTH 49 DEG. 18' EAST A DISTANCE OF 100 FEET TO AN IRON STAKE; THENCE CONTINUING WITH SAID CENTER LINE SOUTH 54 DEG. 54' EAST A DISTANCE OF 100 FEET TO AN IRON STAKE; THENCE CONTINUING WITH SAID CENTER LINE SOUTH 61 DEG. 16' EAST A DISTANCE OF 100 FEET TO AN IRON STAKE; THENCE CONTINUING WITH SAID CENTER LINE SOUTH 64 DEG. 21' EAST A DISTANCE OF 127 FEET TO AN IRON STAKE; THENCE LEAVING SAID DRY CREEK ROAD SOUTH 36 DEG. 30' WEST A DISTANCE OF 35.2 FEET TO A WITNESS IRON STAKE; THENCE CONTINUING SOUTH 36 DEG. 30' WEST A DISTANCE OF 412.35 FEET TO AN IRON STAKE AT THE TOP OF A RIDGE; THENCE NORTH 60 DEG. 41' WEST A DISTANCE OF 615.65 FEET TO AN IRON STAKE IN A FENCE; THENCE WITH SAID WIRE FENCE NORTH 3 DEG.

WARRANTY DEED
(Continued)

30' EAST A DISTANCE OF 277 FEET TO AN IRON STAKE; THENCE LEAVING SAID FENCE, NORTH 88 DEGREES 00' EAST A DISTANCE OF 70.5 FEET TO AN IRON STAKE; THENCE NORTH 15 DEG. 49' EAST A DISTANCE OF 55.1 FEET TO AN IRON STAKE; THENCE NORTH 46 DEG. 41' EAST A DISTANCE OF 203.95 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.05 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GRADY LEE BRYANT JR. AND WIFE, KELLEE BRYANT BY DEED FROM BOBBY G. JACKSON AND WIFE, JEANNE K. JACKSON OF RECORD BY INSTRUMENT NO. 20030716-0099655, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 476 Dry Creek Road, Goodlettsville, TN 37072
(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 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 my/our hand(s) this 20th day of February, 2015.

Grady Lee Bryant, Jr.

Kellee Bryant

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grady Lee Bryant, Jr. and wife, Kellee Bryant the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of February, 2015.

Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072