BILL GARRETT, Davidson County
Trans:T20150017673 DEEDWARR
Recvd: 03/11/15 12:22 4 pgs
Fees:23.00 Taxes:486.55
20150311-0020832

19446
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
James Edward Clary, III
8153 Lain Hollow Road
Joelton, TN 37080

Send Tax Bills to:
owner

Map/Parcel: 00400008000

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, **Tracy A. Cartwright, James H. Anglea, Debra A. Simpkins and Janice A. Clary heirs to the Estate of Dorothy McCormack Anglea**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Edward Clary, III, unmarried**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This is improved property known as: 8153 Lain Hollow Road, Joelton, TN 37080

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 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 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) as on this the 16th day of March, 2015.

Tracy A. Cartwright

James H. Anglea by Tracy Cartwright Attorney in Fact
James H. Anglea
By: Tracy Cartwright, Attorney in Fact

Debra A. Simpkins by Tracy Cartwright attorney in fact
Debra A. Simpkins
by: Tracy Cartwright, Atty. In Fact

Janice A. Clary by Tracy Cartwright attorney in fact
Janice A. Clary
by: Tracy Cartwright, Atty. In Fact

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, TRACY A. CARTWRIGHT, the bargainor, 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 at office, this 16th day of March, 2015.

Ollie A. Parsley
Notary Public

My Commission Expires:
3/6/18

OLLIE A. PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named bargainor, TRACY CARTWRIGHT, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of JAMES H. ANGLEA, DEBRA A. SIMPKINS AND JANICE A. CLARY, and acknowledged that she executed the same as the free act and deed of the said James H. Anglea, Debra A. Simpkins and Janice A. Clary, and for the purposes therein contained.

Witness my hand and official seal at office, this 6TH day of March, 2015.

My Commission Expires:
3/6/18

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $131,500.00

Affiant

Subscribed and sworn to before me this 6TH day of March, 2015.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

EXHIBIT "A" **GF#: 19446**

Legal Description

LAND located in the 1st Council District of Davidson County, Tennessee, said land being a part of the James Monroe Anglea and Dorothy McCormack Anglea land of record in Book 4516, page 477, R.O.D.C., TN, described more particularly as follows:

Beginning at an iron rod (old) on the northerly margin of Lain Hollow Road, said rod being the southeast corner of Lot 1, Anglea's Five Lot Subdivision (Book 8250, page 193, R.O.D.C., TN) owned by Cordell Hull Anglea located 1214.44 feet, more or less, along said northerly margin from the easterly margin of Whites Creek Pike and N 88 deg. 32 min. 00 sec. E 140.75 feet from the southwest corner of said Lot 1; thence leaving said northerly margin with the easterly line of said Lot 1, N 01 deg. 40 min. 58 sec. E 400.00 feet to an iron rod (new) in the southerly line of the James Monroe Anglea and Dorothy McCormack Anglea land (Book 4546, page 52, R.O.D.C., TN); thence N 88 deg. 28 min. 10 sec. E 329.79 feet to an iron rod (new) in the westerly line of Lot 3, Angel Acres (Book 6200, page 64, R.O.D.C., TN) owned by Caleb E. Foster (Instrument No. 20120103-0000427, R.O.D.C., TN); thence with said Foster, S 01 deg. 24 min. 18 sec. E 400.00 feet to a broken concrete monument (old) at the southeast corner of said Foster on the northerly margin of said Lain Hollow Road; thence with said northerly margin, S 88 deg. 34 min. 28 sec. W 342.34 feet to the point of beginning, the described tract of land containing 132525.80 square feet or 3.04 acres, more or less, according to a survey dated February 24, 2015, by John Hood, TN R.L.S.# 1838, Cambell, McRae and Associates, Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204.

BEING part of the same property conveyed to James Monroe Anglea and wife, Dorothy McCormack Anglea by Warranty Deed from Cecil E. Lain and wife, Mabel Knight Lain, dated July 1, 1971, and filed in Book 4516, page 477, said Register's Office. The said James Monroe Anglea having died on June 15, 1993, and title now vested in Dorothy McCormack Anglea as surviving tenant by the entirety.
The said Dorothy McCormack Anglea having died intestate on November 12, 2014, and pursuant to Affidavits of Heirship filed in Instrument No. 20150311-0020828 and Instrument No. 20150311-0020829, heirs to the estate are the four children, Tracy A. Cartwritght, James H. Anglea, Debra A. Simpkins and Janice A. Clary and takes title to this property by the law of descent and distribution.