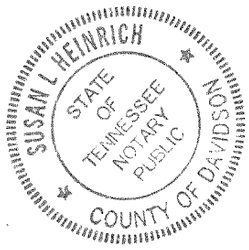
Davidson County	DEEDWARR
Recvd: 03/18/15 15:41	2 pgs
Fees:13.00 Taxes:111.37	

20150318-0023456

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 day of March, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cara Jacox and Zacharias Jacox, wife and husband	Cara Jacox & Zacharias Jacox	030 00 0 206.00
(NAME)	(NAME)	
3701 Bear Hollow Road	3701 Bear Hollow Rd	
(ADDRESS)	(ADDRESS)	
Joelton 37080	Joelton Tn 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Thirty Thousand One Hundred And No/100 Dollars ($30,100.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Pauline Castleman, A Married Woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cara Jacox and Zacharias Jacox, wife and husband**, 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:

Beginning at a point in the center line of Bear Hollow Road, the same being the northwest corner of a five acre tract heretofore conveyed to Randall Jones by Deed of record in Book 6503, Page 386, Register's Office for Davidson County; thence with the center line of said road, south 88° 35' 23" west 35.22 feet; around a curve to the left having a delta of 14° 46' 2" and a radius of 1157.22 feet, 298.34 feet; and south 73° 49' 21" west 128.35 feet to the beginning point and northeast corner of the property herein conveyed; thence south 2° 28' 8" west passing through an iron pin in the south margin of said road and crossing Bear Hollow Creek about 512.11 feet to an iron pin in David Shultz's north line; thence with Shultz's north line south 89° 33' 41" west 352.52 feet to an iron pin, Shultz's northwest corner; thence with Shultz's west line south 2° 28' 8" west 125.44 feet to an iron pin; thence south 73° 49' 21" west 130 feet to an iron pin; thence north 2° 28' 8" east crossing back across said creek and passing through an iron pin in the south margin of said road about 510.77 feet to a point in the center line of said road; thence with the center line of said road; north 73° 49' 21" east 504.73 feet to the beginning, containing 5.00 acres more or less.

Being the same property conveyed to James D. Foster and wife, Pauline H. Foster by Installment Deed from James I. Caldwell, III and David R. Wade, III dated November 2, 1985 and recorded November 5,

File Number: CLA-150819

1985 in Book 6702, Page 534, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Pauline Hughes Foster by Quitclaim Deed from James David Foster, Jr. dated October 19, 1995 and recorded October 24, 1995 in Book 9836, Page 389, in said Register's Office for Davidson County, Tennessee. Pauline Hughes Foster is married and is known as Pauline Castleman.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 3701 Bear 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 the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 4th day of March, 2015.

Pauline Castleman

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Pauline Castlemanthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of March, 2015.

Notary Public

My Commission Expires: May 5, 2015

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: CLA-150819

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018