BILL GARRETT, Davidson County
Trans:T20150026522 DEEDWARRSP
Recvd: 04/09/15 11:16 4 pgs
Fees:22.00 Taxes:0.00
20150409-0031254

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $ 0.00

AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
Fax: (615) 876-4292

Subscribed and sworn to before me
This 6 day of April, 2015.

NOTARY PUBLIC

KATHEY BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires:
08-21-17

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Jason Spain<br>5446 Lickton Pike<br>Goodlettsville, TN 37072 | Wells Fargo Bank, N.A.<br>PO Box 100515<br>Florence, SC 29502 | MAP: 023000<br>PARCEL: PART OF 058.00 |

# SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Elizabeth Ann Spain, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Charles R. Spain and Charles Jason Spain, herein called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

**See attached Exhibit "A" for description**

Being the same property conveyed to Charles R. Spain, Charles Jason Spain and wife, Elizabeth Ann Spain, by deed from Janice W. McClanahan and husband, Joel H. McClanahan, of record in Instrument No. 20131113-0117256, Register's Office foe Davidson County, Tennessee

This conveyance is made subject to restrictive covenants, easements, and setback lines that are applicable to the herein described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is (X) improved ( ) unimproved property known as: 5446 Lickton Pike, Goodlettsville, TN 37072.

The herein description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD said parcel of land, together with all of the appurtenances, estate, title, and interest thereto belonging to said Grantees their heirs, and assigns, forever.

Grantor does hereby covenant with Grantees that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

**WITNESS** my hand this 6 day of April, 2015

ELIZABETH ANN SPAIN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

KATHEY BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ELIZABETH ANN SPAIN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 6 day of April, 2015.

NOTARY PUBLIC

My commission expires 08-21-17

**NOTE TO REGISTER:**

Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

**EXHIBIT "A"**

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING located in the 10th Civil District, Davidson County, Tennessee, on the west side of Lickton Pike, and being a portion of the property of record in Deed Book 2643, Page 125, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Lickton Pike, same being southeast corner of this tract and the northeast corner of Charles A. Watson (DB 11575, PG 552, RODCT); thence leaving road with line of Charles A. Watson and Lyle W. Cribbs (DB 10734, PG 580 and DB 11580, PG 944, RODCT) North 64 degrees 14 minutes 31 seconds West 822.77 feet to an axle; thence continuing with line of Cribbs North 67 degrees 05 minutes 07 seconds West 247.69 feet to an iron rod; thence with line of Charles Spain (IN 20130104-0001346, RODCT) North 21 degrees 21 minutes 19 seconds East 281.95 feet to an iron rod; thence with line of Tract #2 of the Webb Estate property (2.00 acres as per survey of same date – being conveyed to Sean Huddleston) South 50 degrees 01 minute 19 seconds East 675.14 feet to an iron rod; thence North 63 degrees 57 minutes 24 seconds East 257.74 feet to an iron rod; thence with line of Sean Huddleston (IN 20010719-0076345, RODCT) South 31 degrees 08 minutes 40 seconds East 138.14 feet to an iron rod; thence South 53 degrees 48 minutes 04 seconds East 162.96 feet to an iron rod in the west margin of Lickton Pike; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 07 degrees 05 minutes 24 seconds, a radius of 781.10 feet, a tangent length of 48.39 feet, and a chord of South 27 degrees 01 minute 50 seconds West 96.60 feet; thence along said curve an arc length of 96.66 feet; thence South 23 degrees 29 minutes 08 seconds West 104.08 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated April 3, 2008.

THE following described portion of the above described tract is reserved for right of ingress and egress for benefit of the above described tract and adjoining Tract #2 of the Webb Estate (2.00 acres as per survey of same date – being conveyed to Sean Huddleston): BEGINNING at an iron rod at the southeast corner of Tract #2 of the Webb Estate (2.00 acres as per survey of same date – being conveyed to Sean Huddleston) and in the northern boundary of the above described tract; thence severing the above described tract South 63 degrees 57 minutes 24 seconds West 42.21 feet; thence North 50 degrees 31 minutes 58 seconds West 178.10 feet; thence North 47 degrees 00 minutes 28 seconds West 170.37 feet; thence

North 35 degrees 22 minutes 26 seconds West 123.36 feet to a point in the common line of said Tract #2 and the above described tract; thence with the common line of the above described tract and said Tract #2 South 50 degrees 01 minute 19 seconds East 484.73 feet to the point of beginning.