STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-1529D

BILL GARRETT, Davidson County
Trans: T20150039660 DEEDWARR
Recvd: 05/21/15 12:08 3 pgs
Fees: 18.00 Taxes: 734.45
20150521-0047017

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Benjamin E. George and Emily T. Daniel (NAME) | New Owner (NAME) | 39-136 |
| 6843 Old Hickory Boulevard (STREET ADDRESS) | " (STREET ADDRESS) | |
| Whites Creek, TN 37189 (CITY) (STATE) (ZIP) | " (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Virginia Crawford, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin E. George and Emily T. Daniel, husband and wife**, 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:

Tract No. 1: Being in the Fourteenth Civil District of Davidson County, Tennessee, described as Tract No. 5 according to a survey dated May 29, 1959, revised February 4, 1961, by Hickerson and Hickerson, Engineers, as follows:

Beginning in the northerly margin of Old Hickory Boulevard at an iron pin 544.5 feet (measured along the margin of said Boulevard) from the southeasterly corner of the property sold to Russell Lee Wood by Deed of record in Book 3178, page 367, said beginning point being in the southeasterly corner of the 0.4 acre tract marked "Reserved for Travelway", and running thence, along the margin of said boulevard, South 83° E 200 feet to an iron pin in the southwesterly corner of Tract No. 6 on said survey; thence North 31°45' E 225 feet, along the westerly line of Tract No. 6, to an iron pin in the southeasterly corner of Tract No. 7; thence, along the southerly line of Tract No. 7 North 63°30' W 242 feet to an iron pin in the northeasterly corner of said 0.4 acre reserved tract; thence along the easterly line of said reserved tract, South 37°30' W 333.5 feet to the beginning, containing 1.5 acres, more or less.

BEING the same property conveyed to John L. Crawford and wife, Virginia Crawford from Sue T. Viaches, by Deed dated September 11, 1972, in Book 4637, Page 476, in the Register's Office for Davidson County, Tennessee. John L. Crawford has since died March 22, 2010, vesting sole ownership in Virginia J. Crawford as surviving tenant by the entirety.

Tract No. 2: Land in the Fourteenth Civil District of Davidson County, Tennessee, described as Tract No. 4 according to a survey dated May 29, 1959, revised February 4, 1961, by Hickerson and Hickerson Engineers, as follows:

Beginning in the northerly margin of Old Hickory Boulevard at an iron pin in the southeasterly corner of Tract No. 3 conveyed to Russell Lee Wood by deed of record in Book 3178, page 367, Register's Office for said County, and running thence, with the northerly margin of Old Hickory Boulevard, along a curve

having a radius of 650 feet, more or less, eastwardly 152 feet to a point; thence, continuing with the margin of said Boulevard, S 83° E 342.5 feet to an iron pin at the southwesterly corner of 0.4 acre tract marked "Reserved for Travelway"; thence, along the westerly line of said Travelway; N 37°30' E 350 feet to an iron pin; thence N 40°15' E 293 feet to the center of a branch; thence, with the center of said branch, N 43°15' W 250 feet to the northeasterly corner of a 0.2 acre tract marked "Reserved"; thence, with the easterly line of said Reserved Tract, S 45°30' W 210 feet to an iron pin at the southeasterly corner of said Reserved Tract; thence, along the southerly line of said Reserved Tract, N 43°15' W 50 feet to an iron pin in the southwesterly corner of said Reserved Tract, said iron pin being also in the southeasterly line of the said property conveyed to Russell Lee Wood; thence, along Wood's southeasterly line S 45°30' W 740 feet to the beginning, containing 6.2 acres, more or less.

BEING the same property conveyed to John L Crawford and wife, Virginia R. Crawford from Sue T. Viaches and husband, Arthur Viaches, and Thelma Thomason, by Deed dated February 16, 1961, and as of record in Book 3182, page 353, said Register's Office. John L. Crawford has since died March 22, 2010, vesting sole ownership in Virginia J. Crawford as surviving tenant by the entirety.

Tract No. 3: Land in the 14th Civil District of Davidson County, Tennessee, described as Tract No. 7 according to a survey dated May 29, 1959, revised February 4, 1961, by Hickerson and Hickerson, Engineers, as follows:

Beginning in the northerly margin of Old Hickory Boulevard at an iron pin 494.5 feet (measured along the margin of said Boulevard) easterly from the southeasterly corner of the tract of land conveyed to Russell Lee Wood by deed of record in Book 3178, page 367, Register's Office for said County, said beginning point being the southwesterly corner of the 0.4 acre tract of land marked "Reserved for Travelway" said beginning point being also the southeasterly corner of Tract No. 4 on said survey; thence, North 37°30' East along the southeasterly line of Tract No. 4 350 feet to an iron pin; thence, continuing along the line of Tract No. 4, North 40°15' East 293 feet to a point in the center of a branch; thence, along the center of said branch, South 43°15' East 122 feet to a point; thence, crossing a bridge, North 72°20' East 37 feet to a point, still in the center of said branch; thence along the center of said branch, South 46°05' East 118 feet to a point; being the northwesterly corner of Tract No. 6 on said survey; thence South 31°45' West 238 feet along the westerly line of Tract No. 6, to an iron pin in the northeasterly corner of Tract No. 5; thence, along the northerly line of Tract No. 5, North 63°30' West 242 feet to an iron pin in the northeasterly corner of said tract reserved for travelway; thence, along the line between said travelway and Tract No. 5, South 37°30' West 333.5 feet to an iron pin in the northerly margin of Old Hickory Boulevard; thence North 83°01' West along the margin of said Boulevard, 50 feet to the point of beginning containing a total 1.9 acres more or less.

The 0.4 acre tract marked "Reserved for Travelway" was reserved for said Tract No. 7 and is therefore included in the conveyance of said Tract No. 7. Tract No. 7 by itself contains 1.5 acres more or less.

This conveyance is subject to an easement for the flowage of said branch, and also to an easement for a roadway across the northerly part of said property.

CREATION OF WATER EASEMENT TO SPRING:

There is a spring which is located near the southerly line of Tract No. 7 proper (that is, main part, containing 1.5 acres) as described above. The southerly line of Tract No. 7 is also the northerly line of Tract No. 5, which is owned by Sue T. Viaches by virtue of a deed of record in Book 3255, page 254, said Register's Office. The mouth of said spring varies from time to time between the southwesterly corner of Tract No. 7 and the northwesterly corner of Tract No. 5.

This conveyance of said Tract No. 7, by Thelma Thomason to John L. Crawford and wife, Virginia J. Crawford, is made subject to a perpetual easement and right for the benefit of the present owner and all future owners of said Tract No. 5 to use the water from said spring when is appears on Tract No. 7.

BEING the same property conveyed to John L. Crawford and wife, Virginia J. Crawford from Thelma Thomason by Deed dated April 23, 1962, and as of record in Book 3373, page 38, said Register's Office. John L. Crawford has since died March 22, 2010, vesting sole ownership in Virginia J. Crawford as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Creation of Water Easement to spring as recorded in Book 3373, page 38, Register's Office for Davidson County, Tennessee.

2. Easement for flowage of branch and roadway as recorded in Book 3182, page 353, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6843 Old Hickory Boulevard, 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. Whenever 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 May, 2015.

* Virginia Crawford
Virginia Crawford

May 20, 2015
Date

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 Virginia Crawford, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of May, 2015

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**