WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150054626 DEEDWARR
Recvd: 07/07/15 11:09 2 pgs
Fees: 13.00 Taxes: 514.30
20150707-0065663

State of Tennessee)
County of Davidson)

15-06-020

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of June, 2015

Notary Public

My Commission Expires: 07/02/18

(AFFIX SEAL)

RYAN GARDNER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 02-27-2019

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MACKENZIE BARKETT (NAME)	" NEW OWNER " (NAME)	024
4681 Brick Church Pike (ADDRESS)	(NAME)	212.00
Nashville, TN 37072 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ERIC F. STILES, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MACKENZIE BARKETT, A SINGLE MALE**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
LAND in the Second District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, No. 271, dated September 30, 1981, as follows:

BEGINNING at a point in the center of Brick Church Pike, the northeast corner of Tract 4 as divided, thence North 37 deg. 30 min. East for 98.00 feet to a 30" Elm tree; thence South 41 deg. 00 min. East for 98.00 feet to a post; thence South 71 deg. 00 min. East 189.00 feet to a post in the existing corner of C.H Phelan property; thence South 41 deg. 00 min. West, for 64.00 feet to a point; thence South 57 deg. 00 min. East for 100.00 feet to a point; thence South 16 deg. 00 min. West for 103.00 feet to a point; thence South 31 deg. 30 min. West for 100.00 feet to a point; thence North 69 deg. 00 min. West for 31.00 feet to a point; thence North 23 deg. 00 min. West for 224.00 feet to a mulberry stump; thence North 17 deg. 00 min. West for 49.00 feet to a stone; thence South 85 deg. 10 min. West for 40.00 feet to a point in the center of Brick Church Pike; thence North 29 deg. 00 min. West for 275.00 feet to the point of beginning, containing 1.00 acre, more or less.

TRACT II:
A certain tract or parcel of land in Davidson County, Tennessee, being Tract No. 6 and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 14, 1993 and revised June 11, 1993, as follows:
Tract 6: BEGINNING at an iron pin (new) in the margin of Brick Church Pike, a corner to Tract 3. this survey and being located from an iron pin (old), corner to Joe H. Hinton, along said pike, N 40 deg. 45 min. 23 sec. E 306.49 feet to said beginning point; thence from said beginning point and with the margin of said pike, N 40 deg. 45 min. 23 sec. E 30.00 feet to a point; thence, continuing with said margin and a curve to the left having a delta angle of 37 deg. 19 min 32 sec., a radius of 199.26 feet, an arc length of 129.81, and a chord of N 22 deg. 05 min. 37 sec, E 127.53 feet to a point in the margin of said pike, corner to C.H. Phelan (Deed Book 5831, page 265); thence, leaving said pike and the line of said Phelan for the next eight calls as follows: N 81 deg. 02 min. 36 sec. E 43.32 feet; thence S 12 deg. 23 min. 56 sec. E 49.00 feet; thence, S 18 deg. 23 min. 56 sec E 224.00 feet; thence S 66 deg. 50 min. 44 sec. E 31.00 feet; thence N 33 deg. 39 min. 16 sec E. 100.00 feet; thence, N 18 deg. 09 min. 16 sec. E 103.00 feet; thence N 54 deg. 50 min. 44 sec., W 100.00 feet; thence, N 43 deg. 09 min. 16 sec. E 64.94 feet to a fence post, corner to said Phelan, and in the line of Tract 2, this survey; thence, S 32 deg. 35 min. 57 sec. E 90.00 feet to an iron pin (new); thence, N 87 deg. 35 min. 20 sec. E 44.87 feet to an iron pin (new) corner to Tract 3, this survey; thence S 21 deg. 38 min. 49 sec. W 285.35 feet to an iron pin (new); thence, S 88 deg. 19 min. 06 sec. W 50.00 feet to an iron pin (new); thence, N 49 deg. 14 min, 37 sec. W 275.00 feet to the beginning, containing 1.01 acre, more or less.

BEING the same property conveyed to ERIC F. STILES, UNMARRIED, by Deed from H.G. ANDERSON, JR., and wife, DORIS P. ANDERSON of record as Instrument No. 20051123-0141985, Register's Office for Davidson County, Tennessee.

SUBJECT property is not now nor ever has been the principal place of residence for the Grantor.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **4861 Brick Church Pike, Nashville, TN, 37072.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 30th day of June, 2015.

ERIC F. STILES

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 **ERIC F. STILES**, the bargainor(s), 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 Nashville, Tennessee, this 30th day of June, 2015.

My Commission Expires: 07/02/18

Notary Public

