BILL GARRETT, Davidson County
Trans:T20150071518 DEEDWARR
Recvd: 08/24/15 14:09 4 pgs
Fees:23.00 Taxes:610.50
20150824-0085294

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b #14968

263

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Lloyd White, Jr.	New Owner	023-00-0-069.00
7520 Piper Court		
Joelton, TN 37080		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lloyd Thomas Owen, Jeffrey Owen, Diane Higgins and Anita Gay Loveday (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Lloyd White, Jr., a single person (The "Grantees"), Grantees heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the Tenth (formerly the 22nd) Civil District of said County, described as follows:

Beginning at a point in the center line of Lickton Pike, the Southeast corner of this tract, and the Southwest corner of a tract conveyed to R. H. Exm and wife, by deed of record in Book 1018, page 601, Register's Office for said County; thence along the center line of Lickton Pike, S 36 1/2° W. 957 feet to a point; thence N 37° 45' W 1107 feet to an iron pin; thence N 45° E 82.5 feet; thence N 31 1/2° E 99 feet; thence N 45° E 206.2 feet; thence N 5 1/2° W 132 feet to a 36-inch beech tree; thence S 84° E along the South line of lands belonging to True, formerly Cummings or Wrather, 508.2 feet; thence S 79.4 feet; thence S 51° 15' E 594 feet to the point of beginning, containing 19 1/2 acres according to a survey made by George W. Watkins, Surveyor, on March 20, 1951.

Included in the above described property, but specifically excluded from this conveyance is a 5 acre tract of land conveyed to James Michael Loveday and wife, Anita Gay Loveday, of record in Book 9579, Page 493 and corrected in Book 11631, Page 385; Register's Office for Davidson County, Tennessee, more specifically and particularly described as follows, to-wit:

Being tract of property in the 11th Councilmanic District of Davidson County, Tennessee and being a portion of that property conveyed to B.L. Blaylock, et ux, in Deed Book 2435, Page 611, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, dated November 28, 1994 and revised on June 30, 1999 as follows:

Beginning at a set iron pin in the Westerly margin of Lickton Pike, said pin being the most East-Northeast corner of the herein described tract and being a common corner to the Betty Ann Hudgins property (Deed Book 5401, Page 787, Register's Office for Davidson County, Tennessee); thence with said margin, South 36 deg. 27' 35" West, 397.58 feet, passing an iron pin at 337.58 feet to a point; thence now leaving said margin with a new line, North 36 deg. 31' 43" West, 699.86 feet to a point, said point being located North 22 deg. 42' 30" East, 65.30 feet from an iron pin; thence North 22 deg. 42' 30" East, 211.99 feet to a point; thence South 77 deg. 32' 32" East, 122.30 feet to a point; thence South 09 deg. 47' 24" East, 40.74 feet to a 30" elm tree; thence South 50 deg. 06' 38" East, 579.51 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed by Executor's Quitclaim Deed from Noma J. Blaylock, Executrix to Noma J. Blaylock, individually as recorded on the 11th day of August, 1997 in Deed Book 10563, Page 717 and Installment Deed as recorded on the 8th day of June, 1955 in Deed Book 2435, Page 611, in the Register's Office of Davidson County, Tennessee. Norma Blaylock has since died and her Last Will and Testament as admitted for Probate by Muniment by of Title in Case No. 15P1156, Probate Court for Davidson County, Tennessee on July 16, 2015. Said Order is recorded in Instrument 20150716-0069459 and Noma J. Blaylock's Last Will and Testament is recorded in Instrument 20150716-0069460, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. Easement for Subsurface Sewage Disposal System of record in Book 9677, Page 933, said Register's Office.
3. Easement for Joint Use Driveway, of record in Book 9974, page 962, said Register's Office.

This is improved property commonly known as 5142 Lickton Pike, Goodlettsville, Tennessee 37072.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this 12th day of August, 2015.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Commission Expires:

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of August, 2015.

Lloyd Thomas Owen

Jeffrey Owen

Diane Higgins

Anita Gay Loveday

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Lloyd Thomas Owen with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of August, 2015.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

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

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of August, 2015.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

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

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of August, 2015.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Anita Gay Loveday with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of August, 2015.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017