BILL GARRETT, Davidson County
Trans:T20150102240 DEEDWARR
Recvd: 12/03/15 09:48 2 pgs
Fees:13.00 Taxes:355.20
20151203-0121806

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Kelley, Jr. and wife, Gail G. Kelley	Thomas C. Kelly and Gail G. Kelley (NAME)	00700018800
3978 Calista Road (ADDRESS)	3978 Callista Road (ADDRESS)	
Cross Plains, TN 37049 (CITY) (STATE) (ZIP)	Cross Plains, TN 37049 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James T. Hampton, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas C. Kelley, Jr. and wife, Gail G. Kelley, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A PARCEL OF LAND IN THE FIRST PRECINCT OF THE TENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, CITY OF GOODLETTSVILLE, TENNESSEE AND SHOWN AS PART OF PARCEL 055 ON DAVIDSON COUNTY PROPERTY MAP 7 AND BEING DESCRIBED AS TRACT FIVE ACCORDING TO A SURVEY BY GEORGE C. GREGORY, REGISTERED LAND SURVEYOR NO. 1331, DATED FEBRUARY 28, 1997, AND KNOWN AS PROJECT NO. 97-103, AS FOLLOWS:

BEGINNING AT AN IRON PIN SET THIS SURVEY IN THE EAST MARGIN OF BAKER STATION ROAD, SAID POINT OF BEGINNING BEING NORTHERLY 1,040.32 FEET, MORE OR LESS, FROM THE EAST MARGIN OF SPRINGFIELD HIGHWAY (DICKERSON PIKE) (U.S. HIGHWAY 41) AS MEASURED ALONG SAID EAST MARGIN OF BAKER STATION ROAD AND ALSO BEING THE NORTHWEST CORNER OF TRACT FOUR, AND THE SOUTHWEST CORNER OF THE PARCEL BEING DESCRIBED;

THENCE N 7 DEGREES 52'00" E, 208.11', WITH SAID EAST MARGIN OF BAKER STATION ROAD TO AN IRON PIN SET THIS SURVEY, THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED AND THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO DONALD A. TRIVETT BY DEED OF RECORD IN BOOK 9656, PAGE 203, R.O.D.C., TN, SAID IRON PIN BEING IN AN OLD FENCELINE (23.5' FROM CENTERLINE OF PAVEMENT) AND 512.3' SOUTHERLY, AS MEASURED ALONG THE EAST MARGIN OF BAKER STATION ROAD, FROM A CORNER FENCE POST;

THENCE S 88 DEGREES 26' 27" E. 620.74', WITH SAID TRIVETT'S SOUTH LINE TO AN EXISTING IRON PIN AND A POINT OF CHANGE OF DIRECTION IN THE NORTH LINE OF THE PARCEL BEING DESCRIBED;

THENCE N 07 DEGREES 33' 48 " E, 789.19, WITH SAID TRIVETT'S EAST LINE TO AN EXISTING IRON PIN IN A FENCELINE, IN THE SOUTH LINE OF PROPERTY CONVEYED TO BEV A. RICKER BY DEED OF RECORD IN BOOK 6859, PAGE 741, R.O.D.C., TN, AT A POINT OF CHANGE OF DIRECTION IN THE NORTH LINE OF THE PARCEL BEING DESCRIBED;

THENCE S 84 DEGREES 21' 13" E, 624.87', MORE OR LESS WITH AN OLD FENCELINE AND SAID RICKER'S SOUTH LINE, TO AN IRON PIN SET THIS SURVEY, THE NORTHEAST CORNER OF THE PARCEL BEING DESCRIBED AND A POINT OF CHANGE OF DIRECTION IN THE NORTH LINE OF TRACT FOUR;

THENCE S 31 DEGREES 45' 11" W, 670.45', TO AN IRON PIN SET THIS SURVEY AT A POINT OF CHANGE OF DIRECTION IN THE EAST LINE OF THE PARCEL BEING DESCRIBED;
THENCE S 42 DEGREES 42' DEGREES 42' 37" W, 230.09', TO AN IRON PIN SET THIS SURVEY AT A POINT OF CHANGE OF DIRECTION IN THE SOUTHEAST LINE OF THE PARCEL BEING DESCRIBED;

WARRANTY DEED
(Continued)

THENCE S. 61 DEGREES 27' 51" W, 180.02', TO AN IRON PIN SET THIS SURVEY AT A POINT OF CHANGE OF DIRECTION IN THE SOUTH LINE OF THE PARCEL BEING DESCRIBED;
THENCE S 84 DEGREES 46' 09" W, 595.26', TO AN IRON PIN SET THIS SURVEY AT A 36" SYCAMORE TREE AT A POINT OF CHANGE OF DIRECTION IN THE SOUTH LINE OF THE PARCEL BEING DESCRIBED;

THENCE S 75 DEGREES 02' 59" W, 118.91', WITH THE SOUTH LINE OF THE PARCEL BEING DESCRIBED AND THE NORTH LINE OF TRACT FOUR, TO THE POINT OF BEGINNING.

CONTAINING 10.43 ACRES OR 454,292 SQUARE FEET, MORE OR LESS.

BEING A PORTION OF THE PROPERTY CONVEYED TO B.B. ADAMSON & WIFE, ETHEL MAY ADAMSON BY DEED FROM CURTIS J. GREER & WIFE JENELL O. GREER OF RECORD IN BOOK 2044 PAGE 251. B.B. ADAMSON HAVING PREDECEASED ETHEL MAY ADAMSON. ETHEL MAY ADAMSON HAVING DIED AND HER ESTATE ADMINISTRATED BY PROBATE FILE 95P1741, PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY WAS CONVEYED TO JAMES T. HAMPTON BY AFFIDAVIT OF INHERITANCE RECORDED IN BOOK 10568, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CONVEYING THE INTEREST OF THE DECEASED PARTY ETHEL MAY ADAMSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2352 Baker Station Rd., Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hand(s) this 1st day of December, 2015.

James T. Hampton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Hampton, married, the herein 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, this the 1st day of December, 2015.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072