WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150102778 DEEDWARR
Recvd: 12/04/15 12:54 4 pgs
Fees: 23.00 Taxes: 943.50

20151204-0122460

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
616 BR Antioch GP	Same as new owner	149-16-0-029.00
(NAME)	(NAME)	
405 Wild Elm Street		149-16-0-032.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **James E. Clark, Jr. and wife, Betty C. Clark,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **616 BR Antioch GP,** 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 I:

LAND in Davidson County, Tennessee, being the southeasterly part of James Crafton Property, in the 2nd Civil District of said County, and described according to a copy of a survey made by Hickerson & Hickerson, Engineers dated May 27, 1964, as follows:

BEGINNING at an iron pin in the east margin of Bell Road, as now located, at a corner of the H. M. Dixon Property; and being the southwesterly corner of this tract; thence with the margin of said Road, northeasterly 40.3 feet to a concrete monument; thence northwesterly 5.5 feet to a concrete monument; thence northeasterly 109.7 feet to an iron pin which is 357 feet, more or less, southerly from the centerline of Rice Road, or Old Murfreesboro Road; thence south 47 deg. east 176.8 feet to an iron pin in H. M. Dixon property; thence with said Dixon's line and along an old fence, south 32 deg. west 150 feet to an iron pin and old fence post; thence north 45 deg. west 151.8 feet to the point of beginning, containing .56 acres, more or less.

TRACT II:

BEING a 0.36 more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at the most southerly corner of Ray C. Leonard property as of record in Book 4467, Page 716, Register's Office for Davidson County, Tennessee; thence running with the southeast property line of the said Leonard property North 37 deg. 13' east a distance of 150 feet to the most easterly corner of said Leonard property; thence running with the extension of the Leonard property northeast line south 41 deg. 47' east a distance of 140 feet, more or less to a point, lying on the most northerly line of the Metro Government property as

of record in Book 3344, Page 471, Register's Office for Davidson County, Tennessee; thence running with the said northerly line of the Metro Government property south 63 deg. 18' west a distance of 155 feet, more or less, to a point; said point further described as being the intersection point of the said northerly line of the Metro Government property and the extension of the westerly line of the said Leonard property; thence running with the said extension of the westerly line of the Leonard property north 39 deg. 47' west a distance of 71 feet, more or less, to the point of beginning containing 0.36, more or less, acres.

BEING the same property conveyed to James E. Clark, Jr., and wife, Betty C. Clark, by Warranty Deed from Horace U. Henley and wife, Betty G. Henley, dated February 28, 1992, of record in Book 8561, page 548, Register's Office for Davidson County, Tennessee.

Included in the above-described Tract I, but specifically excluded from this conveyance is the following described tract or parcel of land conveyed to the State of Tennessee by Warranty Deed from James E. Clark Jr. and wife, Betty C. Clark as of record in Book 10207, page 687, Register's Office for Davidson County, Tennessee, to wit:

Beginning at a point on the southeast existing margin of Bell Road, said point being the point of intersection between Preakness Apartments Inc. and the Grantor with the existing margin of Bell Road; thence with said existing margin of Bell Road northerly 130 feet to a point 42 feet right of centerline survey station 64+38.45, said point being the intersection with the southeast proposed margin of State Project No. 19057-2212-14; thence with a 1679.28 foot radius curve right 89.30 feet to a point 42 feet right of centerline survey station 63+51.38; thence with said proposed margin North 54 degrees 46 minutes 46 seconds East 1.98 feet to a point 43.98 feet right of centerline survey station 63+51.30; thence with a 1679.28 foot radius curve right 41.38 feet to Preakness Apartments Inc. north property line, said point being 41.08 feet right of centerline survey station 63+12.33 more or less; thence with said common property line North 36 degrees 07 minutes 05 seconds West 0.98 feet to the point of beginning, containing 142 square feet.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; restrictions of record in Book 7311, page 168; Easement for construction of drainage area of record in Book 10207, page 687; all of record in the Register's Office for Davidson County, Tennessee; the right of way of Bell Road and all matters according to a copy of a survey made by Hickerson & Hickerson, Engineers dated May 27, 1964.

unimproved ☐

This is improved ☑ property, known as 616 Bell Road, Antioch, TN 37013

(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 hand this 13th day of November, 2015.

Betty C Clark
Betty C. Clark

State of Michigan
County of OAKLAND

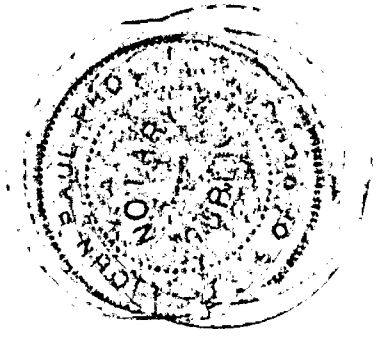
Personally appeared before me, the undersigned authority, in and for said County and State, appeared Betty C. Clark, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seat at YPSILANTI (City), Michigan, this 13 day of November, 2015.

Notary Public
My Commission Expires: 12/8/2016

File No.: 21859

John Paul Thomas
NOTARY PUBLIC
Oakland County
State of Michigan
My Comm. Expires Dec. 8, 2016
Acting in Washtenaw County



Witness my hand this 18th day of November, 2015.

James E. Clark Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James E. Clark, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of November, 2015.

Notary Public
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016