WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108661 DEEDWARR
Recvd: 12/23/15 14:59 2 pgs
Fees:13.00 Taxes:147.63
20151223-0129449

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/26/17 (AFFIX SEAL)

SUM PERRY NOTARY PUBLIC OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Warranty Title Insurance Company, Inc., 2461 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael Brandon Burris and Hunter Rhea Burris	New Owner	17-341
(NAME)	(NAME)	
5972 Lickton Pike	148 Cattail Ln.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152443

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, I/we, Joseph Mark West, married, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Michael Brandon Burris and Hunter Rhea Burris, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

TRACT 5: Beginning at a point, the most Southwest corner of this tract, and being the most Southeast corner of Charles Spurlock Property; thence, with the line of said Spurlock North 02 degrees 05 minutes 46 seconds West passing an iron pin at 20.00 feet, and in all a total of 738.61 feet to an existing iron pin, corner to said Spurlock; thence continuing with the line of said Spurlock, North 81 degrees 49 minutes 19 seconds West 175.00 feet to an iron pin set in the line of said Spurlock; said point being a common corner to Tract 6 in this survey; thence, with the line of said Tract 6, North 31 degrees 32 minutes 36 seconds East passing an iron pin set at 179.49 feet, and in all a total of 310.84 feet to an iron pin set; thence, South 81 degrees 45 minutes 32 seconds East 237.13 feet to an existing iron pin, corner to Tom Kirby; thence with the line of said Kirby, South 02 degrees 42 minutes 22 seconds West passing an iron pin at 977.10 feet and in all a total of 997.10 feet to a point; thence North 89 degrees 12 minutes 59 seconds West 150.00 feet to the beginning, containing 5.04 acres more or less. Together with and subject to a 50 foot wide permanent easement for access and right-of-way beginning on Tract No. 5 and continuing through Tracts 6, 7 and 8 as shown on survey by Cole Land Surveying Resubdivision Map dated October 2, 1991 of the Lewis Toth and Ronnie Parrish property.

Being the same property conveyed to Joseph Mark West and wife, Rhonda M. West by Quitclaim Deed from Joseph Mark West, dated July 8, 2005 and filed of record in Instrument No. 20050712-0080693, Register's Office for Davidson County, Tennessee. The said Rhonda M. West is now deceased leaving the said Joseph Mark West the surviving tenant by the entirety and sole owner of said land.

The subject property is not the principal residence of the Grantor, nor his spouse or any dependent.

Subject to Easements of record in Instrument No. 20040318-0031078, Register's Office for said County.

Subject to an Easement and Utility Declaration of record in Book 7861, Page 300, Register's Office for said County.

Subject to an Easement of record in Book 4698, Page 485, Register's Office for said County.

Unimproved ☒

This is improved ☐ property, known as 5972 Lickton Pike, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of December, 2015

Joseph Mark West

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joseph Mark West, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of December, 2015.

Notary Public
My Commission Expires: 11-25-19

