Davidson County DEEDWARR Recvd: 02/09/16 08:46 5 pgs Fees:28.00 Taxes:185.00 **20160209-0012306**

FJ 32834

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32834-02-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $50,000.00. Affiant Subscribed and sworn to before me this 8th day of February, 2016. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 9, 2016

WARRANTY DEED

Address New Owner: Bert Hartman, Alicia Batson 4712 Lickton Pike Whites Creek, TN 37189	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 031 00 0 032 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randy Randolph and wife, Barbara Randolph, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Randy Randolph** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bert Hartman and Alicia Batson, husband and wife** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4698 Lickton Pike, Whites Creek, TN 37189

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of February, 2016.

Randy Randolph

Barbara Randolph

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randy Randolph and Barbara Randolph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2018

Notary Public

My Commission Expires:

EXHIBIT "A"

Tract I

All of that certain piece, parcel, portion or lot of land, lying and being situated in the 10th (formerly the 22nd) Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

BEGINNING at a point in the center of Lickton Pike, said point being the Northeast corner of a lot previously conveyed to Clifton T. Wright and wife, Corinne Wright, and runs thence North 84° West a distance of 200 feet with the line of Wright to an iron pin; thence North 7° West a distance of 200 feet to a point in the line of Chandler (formerly J. C. Hallum); thence North 89° East, a distance of 204 1/2 feet with the line of Chandler to a point in the center of Lickton Pike, thence South 7° East with the said pike a distance of 250 feet, more or less, to the point of beginning according to a survey by Ralph W. C. Lambert dated March. 25, 1961, containing one (1) acre, more or less.

INCLUDED within the boundaries of the within described lot but EXCLUDED from this conveyance is a right-of-way 10 feet wide, running from Lickton Pike South 89° West along the line of Chandler, a distance of 204 ½ feet which is reserved for rights of ingress and egress to other lands of Stanley Lyons, et al.

Being the same property conveyed to Carolyn D. Randolph by Quitclaim Deed dated June 22, 1990 from Homer L. Randolph of record in Deed Book 8141, page 328, Register's Office for Davidson County, Tennessee. Carolyn D. Randolph died on July 8, 2011 leaving a Last Will and Testament filed for Probate in Docket No. 11P-1094, Davidson County Probate Court. Pursuant to said Will subject property was devised to Randy Randolph. Being also conveyed to Randy Randolph by Executrix's Quitclaim Deed dated December 19, 2011 from Linda F. O'Neal, Executrix of the Estate of Carolyn D. Randolph, of record in Instrument No. 20111219-0099006, Register's Office for Davidson County, Tennessee.

Tract II

All of that certain tract or parcel of improved real property located in Davidson County, Tennessee and more fully described as follows:

BEGINNING at a point at an iron pin in the center line of a branch, by a twin willow snag which is the common comer to C. T. Wright, and W. A. Barry; thence with the center line of said branch and with the northerly property line of said Barry, north 75 degrees 0' West 106 feet to an iron pin; thence continuing with said branch and with said property line of Barry, south 87 degrees 0' West 91 feet to a corner of the property conveyed to James Russell Lyons and wife, by deed from Annie May Lyons, et al., of record in Book 4024, page 718, Register's Office for said County; thence with said James Russell Lyon's easterly boundary line, northerly 4 degrees 0' West 234.2 feet to an iron pin in a fence line in the southerly property line of Joe Chandler; thence with said Joe Chandler's southerly property line north 89 degrees 0' East 229.3 feet to an iron pin in a fence line, said point being 204 1/2 feet west of the center line of Lickton Pike; thence south 7 degrees 0' West and with the westerly boundary line of J.H. Barry and C.T. Wright 279.3 feet to the beginning, containing
1.23 acres, more or less.

Together with a right of way 10 feet wide running from Lickton Pike, southerly 89 degrees West along the line of Chandler a distance of 204 1/2 feet, all of which is set out in deed from Stanley Lyons, et al., to J. H. Barry and wife; of record in Book 3273, page 539, said Register's Office.

Being the same property conveyed to Carolyn D. Randolph, Trustee of the Boots Randolph Exempt Residual Trust, by Quitclaim Deed dated November 25, 2008 from Carolyn D. Randolph, Executrix of the Estate of Homer Louis Randolph, of record at Instrument No. 20081126-0115797, Register's Office for Davidson County, Tennessee. The said Carolyn D. Randolph, Trustee of the Boots Randolph Exempt

Residual Trust, having since died and First Tennessee Bank being duly appointed as Successor Trustee of the Boots Randolph Exempt Residual Trust pursuant to the terms of said Trust.

Being the same property conveyed to Randy Randolph by Quitclaim Deed dated February 11, 2013 from First Tennessee Bank, Successor Trustee of the Boots Randolph Exempt Residual Trust, of record in Instrument No. 20130221-0017199, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 031 00 0 032 00 and 031 00 0 076 00.
2. Easement for right of way reserved for ingress and egress purposes by Stanley Lyons, et ux, etal, in Book 3278, page 539, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

