File Box 8

BILL GARRETT, Davidson County
Trans:T20160015242 DEEDWARR
Recvd: 02/24/16 14:04 2 pgs
Fees:13.00 Taxes:365.41
20160224-0017655

PREPARED BY (AND RETURN TO):
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58090
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bart Ashley 215 Deer Park Circle Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: Subparcel of Map 56, Parcel 1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$98,760.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry E. Wilkes and wife, Janet H. Wilkes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bart Ashley and Laurie Ashley, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a Parcel of land in the 1ST Councilmanic district of Davidson County, Tennessee, located on the northeasterly margin of Ashland City Highway, being a portion of the property shown as Parcel 001.00 on the Davidson County Tax Map 056-00 belonging to Wilkes, as evidenced in Instrument number 20120320-0023737, in the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

To find the point of beginning start at iron pin on the northeasterly margin of Ashland City Highway, said iron pin being the southwest corner of the property shown as Parcel 001.00 on the Davidson County Tax Map 067-00, belonging to Ashley, as evidenced in Instrument number 20141201-0109718, in the Register's Office for Davidson County, Tennessee (RODCT), and said iron pin being the southeast corner of the property shown as Parcel 086.00 on the Davidson County Tax Map 055-00, belonging to Wilkins and Sadler, as evidenced in Instrument number 20050118-0006321, in the Register's Office for Davidson County, Tennessee (RODCT), thence; with the west line of Ashley and with the east line of Wilkins and Sadler passing their northwest corner and continuing with the east line of the property shown as Parcel 085.00 on the Davidson County Tax Map 055-00, another parcel belonging to Wilkins and Sadler, as evidenced in Instrument number 20050118-0006319, in the Register's Office for Davidson County, Tennessee (RODCT), North 10 degrees 17 minutes 45 seconds East, a total distance of 2082.86 feet to an iron pin, said iron pin being the northeast corner of Wilkins, and said iron pin being the northwest corner of Ashley, and said iron pin being the southwest corner of Wilkes, and being the point of BEGINNING, thence;

1. Severing the property of Wilkes, with the northwest line of the property described, North 65 degrees 20 minutes 41 seconds East, a distance of 1514.32 feet to an iron pin, said iron pin being the nothernmost corner of the property herein described, and being a corner in the southeast line of Wilkes, and being a corner in the westerly line of the property shown as Parcel 002.00 on the Davidson County Tax Map 067-00, belonging to Duke, as evidenced in Instrument number 20061122-0145172, in the Register's Office for Davidson County, Tennessee (RODCT), thence;

2. Along the westerly line of Duke and the Easterly line of the property herein described, South 11 degrees 27 minutes 00 seconds West, a distance of 189.33 feet to an iron pin, thence;

3. Continuing along the westerly line of Duke and the Easterly line of the property herein described, South 24 degrees 09 minutes 20 seconds East, a distance of 139.34 feet to an iron pin, thence;

4. Continuing along the westerly line of Duke and the Easterly line of the property herein described, South 50 degrees 15 minutes 03 seconds East, a distance of 170.13 feet to an iron pin, thence;

5. Continuing along the westerly line of Duke and the Easterly line of the property herein described, South 10 degrees 36 minutes 07 seconds East, a distance of 19.28 feet to an iron pin, thence;

6. Continuing along the westerly line of Duke and the Easterly line of the property herein described,

South 34 degrees 29 minutes 32 seconds East, a distance of 100.86 feet to stump, thence;

7. Continuing along the westerly line of Duke and the Easterly line of the property herein described, South 39 degrees 36 minutes 29 seconds East, a distance of 225.35 feet to a dead Oak, thence;

8. Continuing along the westerly line of Duke and the Easterly line of the property herein described, South 39 degrees 36 minutes 29 seconds East, a distance of 109.38 feet to a 30" Oak, thence;

9. Continuing along the westerly line of Duke and the Easterly line of the property herein described, South 35 degrees 26 minutes 12 seconds East, a distance of 154.48 feet to an Oak, said Oak being the southeast corner of the property herein described and being a point in the Westerly line of the Duke property, and being the northeast corner of the property belonging to Ashley thence;

10. Along the north line of Ashley, and the south line of the property herein described North 81 degrees 42 minutes 15 seconds West, a distance of 1910.13 feet to an iron pin, being the point of BEGINNING, containing 16.4627 acres or 717,116 square feet, more or less, according to a survey by Jesse E Walker, RLS, PE, dated February 05, 2015.

Being part of the same property conveyed to Terry E. Wilkes and Janet H. Wilkes, husband and wife and Joseph S. Dozier by Warranty Deed from Jack A. Henshaw, a married man, dated March 29, 2011, recorded on April 13, 2011 of record in Instrument No. 20110413-0028499, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20120320-0023737, said Register's Office. Joseph S. Dozier conveyed his interest in subject property to Terry E. Wilkes and wife, Janet H. Wilkes.

Description Reference: Described according to boundary survey by Jesse E. Walker, RLS, PE, Tennessee Surveyor, dated February 5, 2015.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
Lack of direct access to a public dedicated right of way.

This is unimproved property, known as Ashland City Highway, Nashville, TN 37015

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of February, 2016.

Terry Wilkes
Terry Wilkes

Janet Wilkes
Janet Wilkes

State of Tennessee
County of Davidson

On this 16th day of February, 2016, before me the undersigned authority, personally appeared Terry Wilkes and Janet Wilkes, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $98,760.00.

Affiant

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Sworn and subscribed before me this 16th day of February, 2016.

Notary

My Commission Expires