BILL GARRETT, Davidson County
Trans:T20160025254 DEEDWARR
Recvd: 03/29/16 13:02 2 pgs
Fees:13.00 Taxes:70.12
20160329-0029514

This instrument was prepared by:
STINNETT & WILKINSON
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Ken Patterson
4232 Pond Creek Road
Pegram, Tennessee 37143

SEND TAX BILLS TO:
Same

MAP 99
PARCEL 14.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, **DIXIELAND CO., A TENNESSEE CORPORATION**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **KEN PATTERSON,** hereinafter called Grantee, his heirs and assigns, a certain tract or parcel of land in the 8th Civil District of Davidson County, Tennessee, described as follows:

> **LAND** in the 8th Civil District of Davidson County, Tennessee, **AND BEING** Tract No. 41 of Frontier Acres as it appears on March 23rd, 1995, survey by Winston Gaffron, Jr., R.L.S. No. 1070, 8386 Greenvale Drive, Nashville, Tennessee, 37221, and being more particularly described according to said survey as follows:
>
> **BEGINNING** at a concrete nail set in a headwall in the easterly margin of the right of way for Pond Creek Road, in a south line of the larger tract from which this tract was derived; thence with said margin in a northerly direction around a curve to the left with delta of 34 degrees 07 minutes 56 seconds, radius of 725.00 feet, chord bearing of North 12 degrees 01 minutes 19 seconds East, chord of 425.54 feet and length of 431.90 feet for a distance of 431.90 feet to an iron pin set in the line of the tract from which this tract was derived; thence leaving said margin and with said line North 73 degrees 03 minutes 16 seconds East 211.78 feet to an iron pin found; thence with an east line of the tract from which the subject tract was derived South 07 degrees 02 minutes 00 seconds West 508.23 feet to an iron pin found; thence with a southerly line of the tract from which this tract was derived North 83 degrees 24 minutes 13 seconds West 230.52 feet to the beginning, and containing 2.04 acres, more or less, according to said survey.
>
> **BEING** the same property conveyed to Dixieland Co. by Quitclaim Deed from Mary Nell Melton, Martha Lynn Melton and John W. Melton of record as Instrument Number 20010801-0081626, Register's Office for Davidson County, Tennessee.

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, his heirs and assigns, forever; and it does covenant with the said Grantee, that it is lawfully seized 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; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 its hand this 17th day of MARCH, 2016.

DIXIELAND CO.,
A TENNESSEE CORPORATION

By. _____
JOHN W. MELTON, PRESIDENT

****

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JOHN W. MELTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of Dixieland Co., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John W. Melton as such President.

Witness my hand and official seal at office at Ashland City, Tennessee, on this the 17th day of March, 2016.

KAREN HOLT
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENNESSEE

_____
Notary Public

My Commission Expires: 9-18-18

****

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$18,950.00**.

_____
Affiant

Subscribed and sworn to before me, this _____ day of _____ 2016.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$18950.00
_____, Affiant
Subscribed and sworn before me this the
29 Day of March, 2016.
_____, Deputy Register

JWS:PS:Dixieland Co. to Patterson