Davidson County DEEDWARR
Recvd: 04/26/16 14:02 3 pgs
Fees:18.00 Taxes:1313.50
20160426-0040598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 541 N. Mt. Juliet Rd, Ste 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shane G. Kville	James E. Williams	012 00 0 027.00 and 012 00 0 184.00
(NAME)	(NAME)	
6549 and 6551 Lickton Pike	1462 Liberty Lane	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifty-Five Thousand And No/100 Dollars ($355,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brenda G. Neely**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shane G. Kville, an unmarried man**, 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: widow

TRACT ONE:

Land in Davidson County, Tennessee, being Tract No. 2 according to a survey by Cummings Assoc. Land Surveyors, No. 1513, March 20, 1992, JOB 92-002(s) and of record in Plat Book 8250, Page 098, and more particularly described as follows:

Beginning at an Iron pin at the intersection of the southerly right of way (25 feet from the centerline) of Lickton Pike with the westerly boundary line of Lot 1 of J.B. Nettles Property, of record in Plat Book 8250, Page 98 in the Register's Office of Davidson County, Tennessee; Thence, with said boundary line, as follows: South 18 degrees 04 minutes 59 seconds East 178.38 feet to an iron pin, South 2 degrees 41 minutes 14 seconds East 20.48 feet to an iron pin, South 62 degrees 54 minutes 45 seconds West 25.40 feet to an iron pin, South 58 degrees 59 minutes 45 seconds West 86.02 feet to an iron pin, South 65 degrees 32 minutes 47 seconds West 40.31 feet to an iron pin, South 63 degrees 24 minutes 00 seconds West 65.87 feet to an iron pin, North 38 degrees 42 minutes 43 seconds West 424.54 feet to an iron pin, South 51 degrees 17 minutes 17 seconds West 329.63 feet to an iron pin in the easterly boundary line of File Number: MTJ-161909FC

property owned by Nancy Bennett, of record in Deed Book 7094 Page 405, in said Register's Office Thence, with said boundary line, North 35 degrees 25 minutes 29 seconds West 135.66 feet to an iron pin in the easterly boundary line of property owned by Mark Morris, of record in Deed Book 6573, Page 711 in said Register's Office; Thence, with said boundary line, North 1 degree 28 minutes 50 seconds East 380.12 feet to an iron pin intercepting a curve, in said Lickton Pike, concave to the southwest and having a radius of 1350.00 feet; Thence, with said curve and right-of-way an arc distance of 208.49 feet through central angle of 8 degrees 50 minutes 45 seconds (ch. South 68 degrees 49 minutes 08 seconds East 208.22 feet) to the point of tangency; Thence, with said right-of-way, South 64 degrees 26 minutes 20 seconds East 391.72 feet to the beginning of a curve concave to the northeast and having a radius of 925.00 feet; Thence, with said curve and right-of-way an arc distance of 197.81 feet through a central angle of 12 degrees 15 minutes 09 seconds (ch. South 67 degrees 50 minutes 02 seconds East 197.43) to the Beginning containing 5.13 Acres, more or less.

Being the same property conveyed to James B. Neely and wife, Brenda G. Neely by Installment Deed from J.B. Nettles and wife, Elizabeth Nettles, dated September 11, 1992 and recorded September 14, 1992 in Book 8728, Page 840, in said Register's Office for Davidson County, Tennessee. The said James B. Neely having died November 18, 1997, leaving Brenda G. Neely as sole tenant by its entirety.

Property 6549 Lickton Pike, Goodlettsville, TN 37072 - Parcel No. 012 00 0 027.00

TRACT TWO:

Land in Davidson County, Tennessee, being Tract No. 1 according to a survey by Cummings Assoc. Land Surveyor, No. 1513, March 20, 1992, JOB 92-002(S) and of record in Plat Book 8250, Page 098, and more particularly described as follows:

Beginning at an iron pin at the intersection of the southerly right of way (25 feet from the centerline) of Lickton Pike with the easterly line of Tract No. 2 of J.B. Nettles Property, of record in Plat Book 8250, Page 98, in the register's office of Davidson County, Tennessee; thence with the southerly margin of Lickton Pike in an easterly direction 57.93 feet to an old iron pin; thence 16 deg. 04' 59" E 155 feet to an iron pin; thence S 2 deg. 41' 14" E 52.72 feet to an iron pin; thence S 52 deg. 54' 45" W 54.42 feet to an iron pin; thence S 58 deg. 59' 45" W 91.54 feet to an iron pin; thence S 65 deg. 32' 47" W 42.23 feet to an iron pin; thence S 63 deg. 24' 00" W 429.56 feet to an iron pin; thence N 38 deg. 36' 30" W 85.91 feet to an iron pin; thence N 27 deg. 28' 13" W 139.60 feet to an iron pin; thence N 35 deg. 25' 29" W 171.37 feet to an iron pin; thence N 51 deg. 17' 17" E 329.63 feet to an iron pin; thence S 38 deg. 42' 43" E 424.54 feet to an iron pin; thence N 63 deg. 24' 00" E 65.87 feet to an iron pin; thence N 65 deg. 32' 47" E 40.31 feet to an iron pin; thence N 58 deg. 59' 45" E 86.02 feet to an iron pin; thence N 62 deg. 54' 45" E 25.40 feet to an iron pin; thence N 2 deg. 41' 14" W 20.48 feet to an iron pin; thence N 18 deg. 04' 59" W 178.38 feet to the beginning.

Being the same property conveyed to James B. Neely and wife, Brenda G. Neely by Deed from Michael G. Brasher and wife, Phyllis Brasher, dated May 11, 1994 and recorded May 13, 1994 in Book 9343, Page 971, in said Register's Office for Davidson County, Tennessee. The said James B. Neely having died November 18, 1997, leaving Brenda G. Neely as sole tenant by its entirety.

Property 6551 Lickton Pike, Goodlettsville, TN 37072 - Tax ID: 012 00 0 184.00



File Number: MTJ-161909FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6549 and 6551 Lickton Pike, Goodlettsville, TN 37072

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, has 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 our hands this 22nd day of April, 2016.

Brenda G. Neely

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brenda G. Neely, the 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 and official seal, this the 22nd of April, 2016.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018

File Number: MTJ-161909FC