**NEW OWNER:**
**CARL EDWARD PILKINGTON, III**
**1013 HEATHROW LANE**
**HENDERSONVILLE, TN 37075**

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 16-0576**

**Map & Parcel**
**01200025500**

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160039523 DEEDWARR
Recvd: 05/12/16 08:37 3 pgs
Fees:18.00 Taxes:277.50
20160512-0047142

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Five Thousand and 00/100 Dollars ($75,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **W. DUSTIN SMITH, TRUSTEE OF THE W. DUSTIN SMITH INHERITANCE TRUST** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CARL EDWARD PILKINGTON, III, married** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **10th** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being a tract of land in the 10th Council District of Davidson County, Tennessee and a portion of that property conveyed to Jimmy M. Smith Jr. & David A. Smith Et Al, Trustees in QC 201112220100122 RODCT, more accurately described according to a survey dated 6/04/13 by Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at an iron pin in the northerly margin of Baker Road, said pin being the most southeast corner of the herein described tract and a common corner to Steven A. Pippin, et ux (DB 11, 445, Pg 183 RODCT); thence with said margin N 56 deg. 38 min. 43 sec. W, 480.61 feet to an iron pin; thence now leaving said margin with a new line N 15 deg. 07 min. 00 sec. E, 419.80 feet to an iron pin; thence S 61 deg. 45 min. 05 sec. E, 541.23 feet to an iron pin in the westerly line of said Pippin; thence with the same S 24 deg. 05 min. 31 sec. W, 453.10 feet to the point of beginning, containing 5.007 acres, more or less.

Being the same property conveyed to W. DUSTIN SMITH, TRUSTEE OF THE W. DUSTIN SMITH INHERITANCE TRUST by Trustee's Deed from James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Bypass Trust, and James M. Smith, Jr. and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust, dated November 20, 2013, and of record in Instrument No. 20131126-0121294, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY which has the address of **0 BAKER ROAD, GOODLETTSVILLE, TN 37072**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 9th day of May, 2016.

THE W. DUSTIN SMITH INHERITANCE TRUST

BY: _____
W. DUSTIN SMITH, TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **W. DUSTIN SMITH, TRUSTEE OF THE W. DUSTIN SMITH INHERITANCE TRUST**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of May, 2016.

NOTARY PUBLIC

My commission expires: 


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The actual consideration or value, whichever is greater, for this transfer is **$75,000.00.**

AFFIANT

Sworn to and subscribed to before me this 9th day of May, 2016.

NOTARY PUBLIC

My commission expires: 