BILL GARRETT, Davidson County
Trans:T20160044829 DEEDWARR
Recvd: 05/27/16 08:40 2 pgs
Fees:13.00 Taxes:381.10
20160527-0053442

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Spruyt and wife, Wendy L. Spruyt	JAMES L. SPRUYT	02200018200
	(NAME)	
3285 Union Hill Road	3186 Cross Ridge Rd.	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Stephen D. Stroup and wife, Kathleen Stroup, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James L. Spruyt and wife, Wendy L. Spruyt, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE 2"D CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ALSO BEING KNOWN AS LOT NO. 2 MADDOX HEIRS PROPERTY OF RECORD IN BOOK 6200, PAGE 429, REGISTER'S OFFICEFOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN OLD IRON PIN, THE NORTHWEST CORNER OF THE STEVEN D. STROUP PROPERTY AS SHOWN IN DEED BOOK 6862, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE IN THE EASTERN MARGIN OF UNION HILL ROAD, THE SOUTHWEST CORNER OF THIS TRACT, THENCE ALONG THE EASTERN MARGIN OF UNION HILL ROAD, NORTH 09 DEG. 57' 42" WEST 220.00 FEET TO AN OLD IRON PIN, THE SOUTHWEST CORNER OF MAP 22, PARCEL 40 OR TRACT 2; THENCE ALONG WITH THE LINE WITH MAP 22, PARCEL 40 OR TRACT 2, NORTH 89 DEG. 14' 22" EAST, 890.26 FEET TO AN OLD IRON PIN, THE SOUTHWEST CORNER OF MAP 22, PARCEL 191 OR TRACT 3; THENCE ALONG THE LINE WITH MAP 22, PARCEL 191 OR TRACT 3, SOUTH 00 DEG. 27' 34" EAST, 91.63 FEET TO AN OLD IRON PIN, THE MOST NORTH-NORTHWEST CORNER OF THE JOHN F. CREEK PROPERTY AS SHOWN IN DEED BOOK 5897, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG WITH THE LINE WITH CREEK, SOUTH 31 DEG. 26' 38" WEST, 148.21 FEET TO AN OLD IRON PIN, THE NORTHEAST CORNER OF THE STEVEN D. STROUP PROPERTY AS SHOWN IN DEED BOOK 6862, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG WITH THE LINE WITH STROUP, SOUTH 89 DEG. 13' 47" WEST, 775.62 FEET TO THE BEGINNING, CONTAINING 4.234 ACRES, MORE OR LESS, AS SURVEYED BY BUMS CONSULTING UNDER TENNESSEE LICENSE NO. 1053, DATED 10/13/1998.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN D. STROUP AND WIFE, KATHLEEN STROUP, BY DEED FROM DANNY KNIGHT, JOINED BY HIS WIFE PATRICIA A. KNIGHT, OF RECORD IN INSTRUMENT NO. 20050606-0064516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 3285 Union Hill Rd, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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, have 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 my/our hand(s) this 26th day of May, 2016.

Stephen D. Stroup

Kathleen Stroup

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen D. Stroup and wife, Kathleen Stroup, the herein bargainor(s), 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 and official seal, this the 26th day of May, 2016.

Notary Public

My Commission Expires:

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072