File Box 8

BILL GARRETT, Davidson County
Trans:T20160046608 DEEDWARR
Recvd: 06/02/16 13:59 3 pgs
Fees:18.00 Taxes:644.76
20160602-0055726

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58202
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles Pfaff 2415 Pulley Road Nashville, TN 37204	F & M Bank 10 Cadillac Way Suite 100 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 12100003300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$174,260.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry W. Faircloth, Roy C. Faircloth, and Jack N. Faircloth,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Pfaff** 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:**

Land in the 3rd Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 7, 2016 an known as Job No. 160040 as follows:

Beginning at an existing iron pin found on the southerly margin of Pulley Road, said point of beginning being the Northwest corner of this tract and also the Northeast corner of Paul E. Binkley property of record in Book 9472, page 644, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Pulley Road (25' from the centerline) N 81 degrees 55' 12" E 241.38 feet to an iron pin set at the northwest corner of the Jack N. Faircloth et ux property of record in Book 4306, page 561, said Register's Office; thence with Faircloth line S 05 degrees 35' 56" E 380.00 feet to an iron pin set; thence leaving Faircloth and with the line of Crown Enterprises property of record in 201409170085313, S 81 degrees 54' 22" W 240.00 feet to a nail set in rock; thence N 05 degrees 48' 27" W 380.00 feet to the point of beginning containing 2.1 acres more or less.

Being the same property conveyed to Archie Faircloth, Jr. and wife, Georgia Goodwin Faircloth, by Warranty Deed from Grace Pearl Goodwin, a widow, dated February 11, 1953, recorded February 17, 1953, of record in Book 2135, page 525, (in the amount of $150.00), said Register's Office and being part of the same property conveyed to Archie Faircloth and wife, Georgia Goodwin Faircloth, by Warranty Deed from Grace Pearl Goodwin, a widow, dated March 22, 1954, recorded March 23, 1954, of record in Book 2272, page 167, (in the amount of $300.00), said Register's Office, and the same property conveyed to Archie Faircloth and wife, Georgia Goodwin Faircloth, by Warranty Deed from Grace Pearl Goodwin dated January 29, 1969 and recorded on January 30, 1969, of record in Book 4306, page 559, (in the amount of $200.00), Register's Office for Davidson County, Tennessee. The said Archie Faircloth and Georgia Goodwin Faircloth have since died, with Archie Faircloth predeceasing Georgia Goodwin Faircloth. The Last Will and Testament of Georgia G. Faircloth of record in Docket No. 15P1064 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record in Inst. No. 20151218-0127372, said Register's Office, devised subject property to the Georgia G. Faircloth Revocable Living Trust. The Certificate of Trust for the Georgia G. Faircloth Revocable Living Trust dated May 18, 2000 is of record in Inst. No. 20151218-0127371, said Register's Office. By Quitclaim Deed dated December 18, 2015, recorded December 18, 2015, of record in Inst. No. 20151218-0127373, said Register's Office, corrected by Scrivener's Affidavit of record as Inst. No. 20160415-0036621, Larry W. Faircloth, Roy C. Faircloth and Jack N. Faircloth, Successor Trustees of the Georgia G. Faircloth Revocable Living Trust Dated May 18, 2000, conveyed subject property to Larry W. Faircloth Roy C. Faircloth and Jack N. Faircloth, each a one-third undivided interest as tenants in common.

Description Reference: Described according to boundary survey by J. Bruce Rainey, Surveyor #823 dated April 7, 2016 an known as Job No. 160040.

This conveyance is subject to: Taxes for 2016, and subsequent years.

See also Attached Exhibit "A" Survey completed by Bruce Rainey & Associates, dated April 7, 2016

This is improved property, known as 2415 Pulley Road, Nashville, TN 37204

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 1st day of June, 2016.

Larry W. Faircloth

Roy C. Faircloth

Jack N. Faircloth

State of Tennessee

County of Davidson

On this 1st day of June, 2016, before me the undersigned authority, personally appeared Larry W. Faircloth, Roy C. Faircloth, and Jack N. Faircloth, 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.

Notary

My Commission Expires

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

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: $174,260.00.

Affiant

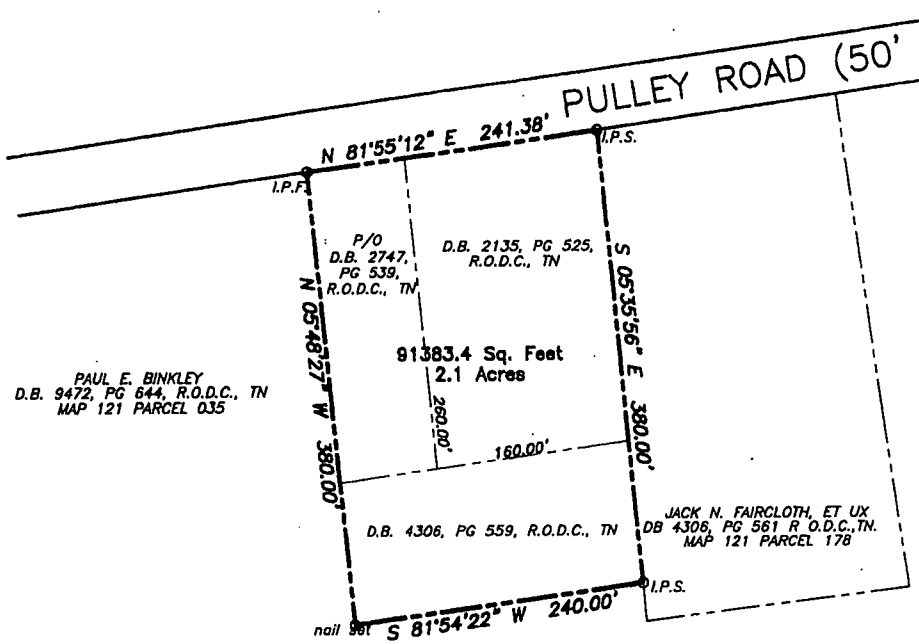
Sworn and subscribed before me this 1st day of June, 2016.

Notary

My Commission Expires

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

EXHIBIT "A"



I HEREBY CERTIFY THAT THIS IS A CATEGORY ONE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

SURVEYOR

TENN. REG. NO.

BRUCE RAINEY 823 TENNESSEE REG. NO.

LOT SURVEY OF LOIS FAIRCLOTH

PROPERTY LOCATED IN THE 3RD. CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE

DATE : APRIL 07, 2016

SCALE : 1" = 100'

NOTES:

1. *NORTH BASED DEED*
2. *BEING THE SAME PROPERTY AS PARCEL 033 ON MAP 121.*
3. *BEING THE SAME PROPERTY CONVEYED TO ARCHIE AND GEORGIA FAIRCLOTH BY DEEDS OF RECORD IN BOOK 2135, PAGE 525, BOOK 4306, PG.559 AND P/O BOOK 2747, PG.539 REGISTER'S OFFICE DAVIDSON COUNTY. TN.*

100 50 0 100 200 300

SCALE IN FEET

PREPARED BY :

Bruce Rainey AND ASSOCIATES

LAND DEVELOPMENT CONSULTANTS
115 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
Phone 615-822-0012
Fax 615-824-1487

JOB. NO. 160040