BILL GARRETT, Davidson County
Trans:T20160047681 DEEDWARR
Recvd: 06/06/16 15:38 3 pgs
Fees:18.00 Taxes:1165.50
20160606-0057010

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Cecile Mewbille
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2016.

Julie Hamilton
Notary Public
MY COMMISSION EXPIRES: 7/3/2017
File No. G16-4765D

State of Tennessee Notary Public Davidson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael J. York and Christal M. York, husband and wife (NAME)	same as new owners (NAME)	32-163 and 32-24
4329 Brick Church Pike (STREET ADDRESS)	(STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cecile Williams Spann**,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. York and Christal M. York, husband and wife,** 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:

*an unmarried man

Land in Davidson County, Tennessee, and being described as follows:

BEGINNING at an iron pin in the Easterly margin of Brick Church Pike; thence, with said margin of Brick Church Pike, North 19° 57 minutes 12 seconds West, 123.64 feet to an iron pin; thence, along a curve to the right, with a central angle of 16° 42 minutes 21 seconds, and a radius of 1,196.88 feet, a distance of 348.98 feet to an iron pin; thence, North 03° 14 minutes 51 seconds West, 115.00 feet to an iron pin; thence, leaving said margin of Brick Church Pike, North 86° 45 minutes 09 seconds East 651.90 feet to an iron pin; thence, South 03° 14 minutes 51 seconds East, 282.60 feet to an iron pin; thence, South 86° 45 minutes 09 seconds West, 416.76 feet to an iron pin; thence, South 19° 04 minutes 01 seconds West 316.72 feet to an iron pin; thence, South 83° 03 minutes 12 seconds West, 28.88 feet to the point of beginning, containing 5.0933 acres, more or less.

INCLUDED in the above description is a 50 foot wide easement, the boundary of said easement being described as follows:

BEGINNING at a point, said point being North 86° 45 minutes 09 seconds East 265.64 feet of an iron pin in the Easterly margin of Brick Church Pike; thence, South 02° 07 minutes 51 seconds West, 58.66 feet to a point; thence, along a curve to the left, with a central angle of 20° 37 minutes 19 seconds, and a radius of 377.17 feet, a distance of 135.75 feet to a point; thence, South 18° 29 minutes 29 seconds East, 92.96 feet to a point; thence, North 86° 45 minutes 09 seconds East, 51.82 feet to a point; thence, North 18° 29 minutes 29 seconds West, 106.58 feet to a point; thence, along a curve to the right with a central angle of 20° 37 minutes 19 seconds, and a radius of 327.17 feet, a distance of 117.76 feet to a point; thence, North 02° 07 minutes 51 seconds East, 63.36 feet to a point; thence, South 86° 45 minutes 09 seconds West, 50.22 feet to a point of beginning, containing 14,377 square feet, more or less.

BEING the same property conveyed to Cecile W. Spann from Charles Wayne Spann, by Quit Claim Deed dated June 24, 1994, in Book 9404, Page 41, in the Register's Office for Davidson County, Tennessee.

Map/Parcel 32-24
Being a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee and a portion of that property conveyed to Dolly Mai Williams by Quit Claim Deed 8220, page 442, Register of Deeds of Davidson County, Tennessee as described according to a survey dated February 15, 2013, by Tommy E. Walker, RLS#1465 as follows:

Beginning at an iron pin n the northerly margin of Hunters Lane, said pin being the most southeasterly corner of the herein described tract and common corner to Gloria E.M. Martin, Trustee (QCD 20021030-0132807 RODCT); thence with said margin and a curve to the right (I=41°10'09", R=242.52', LC=170.54') for a curve distance of 174.26' to a point; thence N 51°02'25" W, 203.01' to a point; thence N 46°14'45" W, 191.92' to a point; thence with a curve to the left (I-17°43'22", R=361.74', LC=111.45') for a distance of 111.89' to a point; thence N 63°58'07" W, 298.86' to a point; thence with a curve to the left (I=34°23'57", R=322.52', LC=190.74') for a curve distance of 193.93' to a point; thence S 81°37'56' W, 203.07' to an iron pin in said margin, said pin being the most southwesterly corner of the herein described tract and common corner to John Bauer (Instrument No. 20120611-0050573 RODCT); thence now leaving said margin with Bauer's east line N 09°08'14" W, 576.25' to an iron pin in the southerly line of Cecile W. Spann (DB 9404, page 163 RODCT); thence with said Spann S 63°55'42" E, 417.01' to an iron pin; thence N 26°06'04" E, 283.22' to an iron pin; thence N 63°54'27" W, 651.79' to an iron pin in the easterly margin of Brick Church Pike; thence N 26°10'33" E, 413.61' to a point; thence with the same a curve to the left (I=33°09'30", R=129.29', LC=73.78') for a curve of 74.82' to a point in the southeasterly margin of Jackson Road; thence with the same N 46°40'16" E, 10.94' to an iron pin, said pin being the most northwesterly corner of the herein described tract and a common corner to Catherine Molloy (Instrument No. 20110504-0034237 erroneously referred to as 20110504-0034267 in prior deed of record RODCT); thence now leaving said margin with said Molloy's southwest line S 52°06'01" E, 590.25' to a corner post; thence N 86°05'32" E, 14.01' to a corner post thence; N 68°22'13" E, 640.32' to a 24" elm tree corner; thence S 73°24'27" E, 289.21' to a stone; thence S 05°46'37" W, 1687.24' to the point of beginning, containing 39.422 acres more or less.

Being the same property conveyed to Cecile Williams Spann from Cecile Williams Spann and Jennifer Dianne Spann by Quit Claim Deed dated April 25, 2013, and as of record in Instrument No. 20130905-0094050, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. 50' Easement as recorded in Book 8936, page 7, Register's Office for Davidson County, Tennessee.

2. Greenbelt Application for Map/Parcel 32-163 of record in Instrument No. 20140307-0019156, Register's Office for Davidson County, Tennessee.

3. Greenbelt Application for Map/Parcel 32-24 of record in Instrument No. 20140307-0019155, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4329 Brick Church Pike, Whites Creek, TN 37189.

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. Whenever 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 3rd day of June, 2016.

Cecile Williams Spann June 03, 2016
Cecile Williams Spann Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Cecile Williams Spann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of June, 2016.

My Commission Expires: 3/24/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206