THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160075685 DEEDWARR
Recvd: 08/30/16 12:06 2 pgs
Fees:13.00 Taxes:173.90
20160830-0090723

ADDRESS NEW OWNER
Timothy A. Brownlee. Sr.
25102 Tara Lane
Brownstown, MI 48134

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 039 00 0
PARCEL 0220.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James W. Larkin, Jr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy A. Brownlee. Sr.,** 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:

Land lying in Davidson County, Tennessee and being described according to Property Survey For: Catherine Larkin, dated October 21, 2008 by Murray Wall and Company, PC, W. Murray Wall R.L.S. #1623 and being more particularly described according to said survey as follows:

Beginning at an existing P.K. nail/railroad spike located on the centerline of Burgess Road, being the southwest corner of the property herein described and Knight's southeast corner (Instrument # 200805300055231); thence along the centerline of Burgess Road, North 08° 01' 03" East, 403.01 feet to a point; thence, continuing along Burgess Road, North 18° 12' 14" East, 90.58 feet to an existing metal T-post in the vicinity of the centerline of Burgess Road, being the northwest corner of the within described property; thence leaving Burgess Road, South 80° 15' 00" East, 326.55 feet to an iron pin (set); thence North 60° 00' 00" East, 120.00 feet to an existing blazed oak; thence South 14° 00' 00" East, 110.00 feet to an iron pin (set); thence South 87° 52' 27" East, 324.13 feet to an iron pin (set), said point lying 40 feet west of the westerly margin of an old road bed and being the northeast corner of the within described property; thence South 05° 00' 00" East, 184.00 feet to an iron pin (set); thence South 46° 44' 21" East, 176.25 feet to an iron pin (set), being the southeast corner of the within described property; thence South 65° 56' 00" West, 359.04 feet to an iron pin (set); thence North 82° 57' 00" West, 296.77 feet to an existing metal T-post; thence North 83° 35' 19" West, 385.22 feet to the point of beginning and containing 9.22017 acres.

Being the same property conveyed to James W. Larkin, Sr., by Deed from Substitute Trustee's Deed executed by H. William Scott, III, Substitute Trustee, dated September 15, 1976, of record in Book 5071, Page 509, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and Right of Way of record in Book 4802, Page 686, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is unimproved property known as **0 Burgess Road 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. 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 26th day of August, 2016.

James W. Larkin, Jr.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. Larkin, Jr., 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 26th day of August, 2016.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $47,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of August, 2016.

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.7.20