Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2016.

Notary Public

My commission expires: 7-2-18

BILL GARRETT, Davidson County
Trans:T20160078009 DEEDWARR
Recvd: 09/06/16 15:41 3 pgs
Fees:18.00 Taxes:555.00
20160906-0093592

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Schree Hill	NEW OWNER	
1401 Cranapple Cove		022-00-0-046-00 022-00-0-047-00
Nashhville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **W. T. CLINARD AND WIFE, JESSIE B. CLINARD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCHREE HILL, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by G&G Engineering Co., June 23, 1967, as follows:

Beginning at a point approximately 1.8 miles east of Joelton, Tennessee on Claylick Road, this point being a spike in the center of Claylick Road; thence north 0 degrees 54' east 428 feet along a fence to a point; thence north 76 degrees 17' east 364 feet along a fence to a point, the two previous calls along the C. L. Wheeler property; thence north 15 degrees 19' west 280 feet to a point; thence north 6 degrees 02' east 191 feet to a point; thence north 21 degrees 46' west 400 feet to a point; thence north 18 degrees 08' west 180 feet to a point; thence north 23 degrees 03' west 485 feet to a point; thence north 22 degrees 10' west 240 feet to a point; thence north 28 degrees 10' west 668 feet to a point; thence south 58 degrees 24' west 1319 feet to a point - the previous eight calls are all long fence lines bounding Cordell Piper property; thence south 1 degree 14' west 2085 feet along the fence bounding D. A. Harris property to a point; thence north 89 degrees 59' east 1662.6 feet across open wooded land, crossing Claylick Road, this line bounds the Albert Adcock property, to the point of beginning, containing 96.4 acres, more or less.

Included in the above description but expressly excluded therefrom is the following described property granted to the State of Tennessee by Final Judgment in State of Tennessee, Petitioner, vs. Mildred Colley et al, Defendants, No. B-6904, of record in Book 4581, page 129, Register's Office for Davidson County, Tennessee.

Tennessee, Petitioner, vs. Mildred Colley et al, Defendants, No. B-6904, of record in Book 4581, page 129, Register's Office for Davidson County, Tennessee.
Beginning at a point in the center of Claylick Road said point being Charles L. Wheeler's southwest corner; thence with said center of road westwardly 1810 feet more or less to D. A. Harris southeast corner; thence with Harris' east boundary line north 5 degrees 10 minutes east 755 feet more or less to a point 350 feet northerly from the center line of proposed north bound lane of I-24; thence south 59 degrees 57 minutes 50 seconds east 208 feet more or less; thence north 82 degrees 53 minutes 08 seconds east 823.82 feet to a point which is 300 feet northerly from the center line station 245 + 50 of proposed north bound land of I-24; thence south 82 degrees 00 minutes 37 seconds east 404.41 feet; thence south 53 degrees 27 minutes 43 seconds east 420 feet more to Charles Wheeler's west boundary line; thence with said boundary line southwardly 285 feet more or less to the point of beginning and containing 18.85 acres.

Tract II:

Land in Davidson County, Tennessee, being Parcel 47 and particularly described as follows according to a survey by C. E. Greek, Surveyor:

Beginning at a point, this point being opposite station 257 + 50 Northbound lane I-24-9 (2) 32 right of way of Davidson County, these plans on file with the Tennessee Department of Transportation; thence along the I-24 right of way line North 53 degrees 28' West 430 feet + or - to a point, this being the Southeast corner of the Mildred Colley property; thence in a Northerly direction 134 feet + or - along a fence line bounded by the Mildred Colley property to a fence corner; thence in an easterly direction 364 feet + or - along a fence line bounded by the Mildred Colley property to a point in the center of a creek; thence in a Southeasterly direction 535 feet + or - along the center of a creek bounded by the Cordell B. Piper property to a point in the I-24 right of way; thence in a Southeasterly direction 70 feet + or - along the I-24 right of way to a point; thence northerly 46 degrees 9' West 225 feet + or - along the I-24 right of way line to a point; this being the point of beginning and containing 3.38 acres more or less.

Included in the above description is a parcel of land purchased as a permanent drainage easement by the Tennessee Department of Transportation and recorded in Book 4515, Page 922, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. T. Clinard and wife, Jessie B. Clinard by Quitclaim deed from John G. Colley, a widower of record in Book 10036, page 193, Register's Office for Davidson County, Tennessee, dated March 29, 1996 and recorded on May 2, 1996.

Being the same property conveyed to W. T. Clinard and wife, Jessie B. Clinard by Warranty deed from William Lee Colley and wife, Anne T. Colley of record in Book 10036, page 196, Register's Office for Davidson County, Tennessee, dated March 29, 1996 and recorded on May 2, 1996.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property also known as 2628 Claylick Rd, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2016.

W. T. Clinard

W. T. Clinard

Jessie B. Clinard

Jessie B. Clinard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named W. T. Clinard and Jessie B. Clinard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2016.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018