WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Buford A. Blackwell and Rebecca Blackwell, Trustees of The Buford A. Blackwell and Rebecca Blackwell Trust U/A/D June 29, 1994	Same	022 00 0 108.03
(NAME)	(NAME)	
3615 Baxter Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162108

BILL GARRETT, Davidson County
Trans:T20160083619 DEEDWARR
Recvd: 09/23/16 09:10 2 pgs
Fees:13.00 Taxes:610.50
20160923-0100277

For and 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 hereby acknowledged, I/we, Jennifer Killets, Trustee, Fred E. and Mary A. Goble Family Trust dated August 30, 2012 , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Buford A. Blackwell and Rebecca Blackwell, Trustees of The Buford A. Blackwell and Rebecca Blackwell Trust U/A/D June 29, 1994, 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. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point (iron pin) in the southerly margin of said road, running south 2° 35' East 115 feet to a pin; thence South 68° 50' West 147.7 feet to a twin poplar; thence south 49° West 478 feet to a pin; thence south 55° West 410.7 feet to a pin; thence South 69° 35' East, 551 feet with a branch to a pin; thence North 37° 15' East 300 feet to a pin; thence North 43° 25' East, 335 feet to a pin; thence North 2° 35' East 425 feet to a post, Southerly margin of road; thence North 85° West 100 feet with the Southerly margin of said road (Lickton or Clay Lick Pike) to the point of beginning, containing 8.20 acres, more or less, according to survey by C.J. Carney, Surveyor, dated April 13, 1963.

EXCLUSION:

INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is the following described tract of land conveyed to Johnny D. Allen and wife, Kristine Allen by Fred E. Goble and Mary Goble, dated July 13, 1987 and filed of record in Book 7295, page 378, Register's Office for Davidson County, Tennessee, and described as follows:

Certain real property situate in THE 14the Civil District of Davidson County, Tennessee, located on Clay Lick Road, and described as follows, to-wit: BEGINNING at a point (post) on the Southerly margin of clay Lick Road; thence in a Southwesterly direction for approximately 975 feet to a corner post representing the Southerly corner of the original Tract I; thence North 37° 15' East, 300 feet to a pin; thence North 43° 25' East 335 feet to a pin; thence North 2° 35' East to a point of beginning, and being a triangular parcel of land, continuing 2.4 acres, more or less.

BEING a portion of the property conveyed to Jennifer Killets, Trustee, Fred E. and Mary A. Goble Family Trust dated August 30, 212 by Quitclaim Deed from Fred E. Goble and wife, Mary Goble dated November 20, 2012 and filed of record in Instrument 20121129-0109575, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 2973 Clay Lick Road, Whites Creek, TN 37189
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of September, 2016

Fred E. and Mary A. Goble Family Trust dated August 30, 2012

Jennifer Killets Trustee

By: Jennifer Killets, Trustee

STATE OF Tennessee)
County OF Cheatham)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jennifer Killets, Trustee, Fred E. and Mary A. Goble Family Trust dated August 30, 2012, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of September, 2016.

Notary Public
My Commission Expires:

