STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans: T20170010624 DEEDWARR
Recvd: 02/06/17 08:54 4 pgs
Fees: 23.00 Taxes: 1165.50
20170206-0012064

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. 17-7243D

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Margaret Martin, a widow (NAME)	New Owner (NAME)	Cheatham: 39-75.02/Davidson: 13-11
7267 Harper Road (STREET ADDRESS)	1009 Megan Ct. (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (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, **Walter O. Booker, unmarried, and Lesa C. Booker, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Martin, a widow,** 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:

A certain tract or parcel of land in the 2nd Civil District of Cheatham County, State of Tennessee, and in the 14th Civil District of Davidson County, State of Tennessee, described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated September 2, 1990 and known as Job No. 92-590 as follows, to-wit:

Beginning at an iron pin, the most southwest corner of this tract, corner to J. W. Chambliss (Deed Book 314, Page 480), and in the northerly line of Tract 1, this survey; thence, with said Chambliss for the next seven calls as follows: North 49 degrees 15' 29" East 62.70 feet, North 16 degrees 00' 29" East 132.00 feet, North 06 degrees 15' 29" East 46.20 feet, North 39 degrees 45' 29" East 155.10 feet, North 54 degrees 15' 29" East 108.90 feet, North 36 degrees 30' 29" East 66.00 feet to an iron pin set at the top of a bluff, thence, North 25 degrees 19' 04" West 823.58 feet to an iron pin set in the line of said Chambliss,

thence, with a new line of the line of Tract 3, this survey, North 55 degrees 04' 12" East 569.17 feet to an iron pin set at the south side of a branch in the right-of-way line of Interstate Highway 24 (Deed Book 167, Page 447), thence, with said I-24, South 50 degrees 29' 12" East 360.46 feet to an iron pin set; thence, continuing with said I-24, North 85 degrees 52' 29" East 76.24 feet to a concrete monument in the right-of-way of I-24, corner to E. G. Bracy, (Deed Book 3313, Page 405, Register's Office for Davidson County, Tennessee); thence, with the line of said Bracey, South 10 degrees 05' 25" West 1355.84 feet to an iron pin set; thence, North 85 degrees 56' 53" West 548.19 feet to the beginning, containing 17.81 acres more or less.

The above referenced property is served by an ingress/egress easement as set out in Declaration of Easement for Ingress and Egress filed of record in Survey Easement Ut 3, Page 148, in the Register's Office for Cheatham County, Tennessee, and in Instrument No. 20161012-0107810, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows, to-wit:

An Ingress/Egress Easement by Prescription determined to be Twelve (12) feet in width, across (burdening) three Tracts of Land belonging to Shirley B. Sanders and William C. Sanders, Jr. – Parcels: 01400021600, Instrument No. 20041004-0118896; 01400000600 – Instrument No. 200211140141432; 01300003600 – Instrument No. 20050922-0114079 of the Property Assessor and Register of Deeds Offices of Davidson County, Tennessee. This Easement is to the Benefit of Parcel 01300001100 belonging to Lesa Booker and Walter O. Booker as shown in Deed Book 327 – Pg. 222. The following description is the centerline of this easement and includes area Six (6) ft. both sides of this line and extends from the west margin of Harper Road across the before mentioned Tracts of Sanders to the east property line of said Booker. The following description is from the west edge of the pavement of Harper Road to the property line of Booker.

Starting at the south end of Concrete Guard Rail on the west side of a bridge over Interstate 24 on Harper Road; thence, S 00 degrees 16' 33" W – 230.67 feet to a point in the center of said Easement/Driveway and at the edge of Pavement of said road, being the Point of Beginning of this survey and proceeding:

Leaving Harper Road, at the edge of pavement, N 84 degrees 39' 00 " W – 25.43 feet; thence, S 88 degrees 06' 54" W – 12.48 feet to a point in the Road Right-of-Way/Property Line of said Sanders, this point is further located, N 04 degrees 02' 32" W – 93.66 feet along Sanders line from an iron rod (old), the southeast corner of said Parcel 01400021600; thence,
Crossing Parcel 01400021600 the following four courses: S 88 degrees 06' 54" W – 8.40 feet; thence, S 80 degrees 12' 38" W – 23.98 feet; thence, S 74 degrees 48' 36" W – 25.20; thence, S 76 degrees 32' 59" W – 88.01 feet, to a point in the south line of Parcel 01400021600, this point located N 67 degrees 20' 42" W – 160.97 feet along Sanders line from the before mentioned Iron Rod; thence,
Crossing Parcel 01400000600 the following seven courses: S 75 degrees 46' 56" W – 31.91 feet; thence, S 71 degrees 07' 01" W – 224.44 feet; thence, S 68 degrees 30' 42" W – 113.90 feet; thence, S 69 degrees 33' 11" W 79.60 feet; thence, S 74 degrees 41" 54" W – 46.54 feet; thence, S 76 degrees 22' 16" W – 104.84 feet; thence, S 83 degrees 13' 18" W – 22.28 feet to a point in the east line of Parcel 01300003600, point located N 18 degrees 06' 18" E – 9.19 feet along Sanders line from an Iron Rod (old) being the southeast corner of Parcel 01300003600; thence,
Crossing Parcel 01300003600 the following eleven courses: S 83 degrees 13' 18" W – 21.75 feet; thence, N 83 degrees 09' 42" W – 21.56 feet; thence, N 80 degrees 05' 30" W – 24.01 feet; thence, N 77 degrees 15' 14" W 41.22 feet; thence N 75 degrees 09' 23" W – 84.15 feet; thence, N 76 degrees 48' 40" W – 65.14 feet; thence, N 75 degrees 38' 54" W – 74.01 feet; thence, N 74 degrees 16' 58" W – 58.59 feet; thence, N 68 degrees 35' 26" W – 14.59 feet; thence, N 60 degrees 23' 50" W – 10.07 feet; thence, N 52 degrees 44' 02" W – 8.03 feet to a point in the east line of said Booker, said point located N 06 degrees 21' 52" E – 63.01 feet along Sanders line from an Iron Rod (old) being the southwest corner of Parcel 01300003600 and further S 06 degrees 21' 52" W – 13.58 feet along Sanders line from an Iron Pipe (old), involving 0.328 acres more or less according to a survey by Marvin T. Wright, R.L.S. #2094 of Tennessee, Wright & Associates Land Surveyors 1329 Hwy. 12 N. – Ashland City, Tennessee 37015, Telephone: 615-238-4123 and 615-792-4291 for the benefit of Lesa Booker and Walter O. Booker and provided on or about April 13, 2016.

BEING the same property conveyed to Walter O. Booker and wife, Lesa C. Booker from Willard E. Dickens and wife, Anne Elizabeth Dickens, by Warranty Deed dated November 20, 1992, in Book 327, Page 222, in the Register's Office for Cheatham County, Tennessee, and as Instrument No. 20161012-0107809, in the Register's Office for Davidson County, Tennessee.

The said Walter O. Booker and Lesa C. Booker having since divorced.

The said Walter O. Booker is now unmarried.

The said Lesa C. Booker having since remarried. This is not the marital homestead of the said Lesa C. Booker.

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

1. Ingress/Egress Easements as set forth in UT Book Book 3, page 148, Register's Office for Cheatham County, Tennessee, and in Instrument No. 201610120107810, Register's Office for Davidson County, Tennessee.

2. Final Order to State of Tennessee as recorded in Book 167, page 447, Register's Office for Davidson County, Tennessee.

The 2016 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 7267 Harper Road, Joelton, TN 37080.

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 2nd day of February, 2017.

Lesa C Booker
Lesa C. Booker

February 02, 2017 1/31/17
Date

STATE OF FLORIDA

COUNTY OF SARASOTA }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lesa C. Booker, married, 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 31ST JANUARY day of ~~February~~, 2017.

My Commission Expires: FEBRUARY 2, 2018

Christopher P Lester
Notary Public

CHRISTOPHER P LESTER
MY COMMISSION #FF088540
EXPIRES February 2, 2018
(407) 398-0153 FloridaNotaryService.com

Walter O. Booker

February 02, 2017
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 Walter O. Booker, unmarried, 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 2nd day of February, 2017.

My Commission Expires: 3/27/18

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