BILL GARRETT, Davidson County
Trans:T20170017648 DEEDWARR
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Fees:13.00 Taxes:194.25
20170301-0020163

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Tony Clouse<br>134 Hills Hollow Rd.<br>Goodlettsville, TN 37072 | Tony Clouse<br>134 Hills Hollow Rd.<br>Goodlettsville, TN 37072 | 007000/055.00 |

**THIS INDENTURE,** made this 27th day of February, 2017 between

**Terry E. Wilkes and wife, Janet H. Wilkes**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Tony R. Clouse, an unmarried man**

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**Beginning at an iron pin set this survey in the east margin of Baker Station Road, said point of beginning being northerly 908.37 feet, more or less, from the east margin of Springfield Highway (Dickerson Pike) (U.S. Highway 41) as measured along said margin of Baker Station Road and also being the northwest corner of tract three, and the southwest corner of the parcel being described; Thence N 03 Degrees 04' 17" E, 131.95 feet, with said east margin of Baker Station Road to an iron pin set this survey, the northwest corner of the tract being described and the southwest corner of tract five; Thence N 75 Degrees 02' 59" E, 118.91 feet, more or less with the middle of a small branch, to an iron pin set this survey at a 36" sycamore tree and a point of change of direction in the north line of the parcel being described; Thence N 84 Degrees 46' 09" E, 595.26 feet, to an iron pin set this survey at a point of change of direction in the north line of the parcel being described; Thence N 61 Degrees 27' 51" E, 180.02 feet, to an iron pin set this survey at a point of change of direction in the north line of the parcel being described; Thence N 42 Degrees 42' 37" E, 230.09 feet to an iron pin set this survey at a point of change of direction in the north line of the parcel being described; Thence N 31 Degrees 45' 11" E, 670.45 feet to an iron pin set this survey in the south line of the property conveyed to Bev A. Ricker by deed of record in Book 6859, Page 741, R.O.D.C., TN, the northeast corner of tract five and a point of change of direction in the north line of the parcel being described; Thence S 84 Degrees 21' 13" E, 343.89 feet with said Ricker's south line, to a fallen beech tree at a fence corner, Ricker's southeast corner; Thence N 10 Degrees 34' 57" E, 136.39 feet, to an existing iron pin at a planted stone in Ricker's east line, and also being the southwest corner of property conveyed to Robert P. Robinson and wife Martha C. Robinson by deed of record in Book 4044, Page 631, R.O.D.C., TN: Thence N 73 Degrees 24' 26" E, 318.21 feet, with said Robinson's south line to an existing iron pin at a fence corner, Robinson's southeast corner and the northeast corner of the parcel being described; Thence S 05 Degrees 33' 46" W. 277.34 feet to an iron pin at a fence corner, the northwest corner of Fox Chase Meadows Subdivision (Lot 139); Thence S 03 Degrees 15' 23" W, 95.00 feet, with the rear line of said lot 139 to an iron pin set this survey, the southeast corner of the parcel being described and the northeast corner of tract three; Thence S 71 Degrees 37' 44" W, 754.25 feet, with the south line of the property being described and the north line of tract three, to an iron pin set this survey; Thence S 42 Degrees 42' 37" W, 546.60 feet to an iron pin set this survey at a point of change of direction in the south line of the parcel being described; Thence S 61 Degrees 27' 51" W, 345.17 feet to an iron pin set this survey at a point of change of direction in the south line of the parcel being described; Thence S 84 Degrees 46' 09" W, 634.57 feet to the point of beginning, containing 10.42 acres or 453,895 square feet, more or less.**

**Being the same property conveyed to Terry E. Wilkes and wife, Janet H. Wilkes, by Substitute Trustee's Deed from Homer R. Ayers, Substitute Trustee dated 4-27-15 of record in Instrument No. 20150427-0037536, Register's Office for Davidson County, Tennessee.**

This is (X ) improved ( ) unimproved property known as: 2346 Baker Station Road, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Terry E. Wilkes

Janet H. Wilkes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terry E. & Janet H. Wilkes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 27th day of February, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $52,500.00.

Affiant

Sworn to and subscribed before me, this 27th day of February, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County