BILL GARRETT, Davidson County
Trans:T20170017680 DEEDWARR
Recvd: 03/01/17 11:35 2 pgs
Fees:13.00 Taxes:551.30
20170301-0020211

**Prepared By & Return To:**
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
17-0095C

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2017

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
Commission Expires: COMMISSION EXPIRATION 05/16/17

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Nathan A. Griffy<br>5155 Whites Creek Pike<br>Whites Creek, TN 37189 | F&M Bank<br>50 Franklin Street<br>Clarksville, TN 37040 | 030-00-0-005.00 |

# WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

**David Rhett Blount, a single man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Nathan A. Griffy, a single man**

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 in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of a tract marked 57.94 acres of a map of W. K. Duke's Land as of record in Book 547, page 40, Register's Office for said County, described according to a survey made by C. J. Carney, Surveyor, August 31, 1959, as follows:

Beginning at a point on the northeasterly margin of Whites Creek Pike at the southeast corner of the property conveyed to Stanford L. Newlin, Jr. and wife, by deed from G. B. Adcock and wife, of record in Book 2447, Page 394, said Register's Office; thence with said Newlin's southeastern boundary line North 58 degrees East 200 feet to said Newlin's northeast corner; thence with said Newlin's northeastern boundary line and the northeastern boundary line of the property conveyed to Newlin and wife, by deed from G. B. Adcock of record in Book 2795, Page 107, said Register's Office, North 32 degrees West 200 feet to said Newlin's northwest corner; thence North 63 degrees east 470 feet; thence South 35 degrees West 405 feet; thence South 23 degrees West 368.90 feet to the northeasterly margin of said Pike; thence with said Pike North 32 degrees West 210 feet to the beginning.

Included in the above description but expressly excluded from this conveyance is the parcel of land described in instrument of record in Instrument No. 20131205-0123949, and more particularly described as follows:

Land lying within Davidson County, White's Creek, Tennessee, and being the property of David Rhett Blount, of record at Instrument No. 20130820-0087317, at the Register's Office for Davidson County, Tennessee, being bound on the North by the property of Austin T. Burton, on the West by the remaining portion of the David Rhett Blount property, on the south by the Otis P. & Kathy King property, and on the East by Blount, Kellogg, and Watson properties, as shown on a Property Line Exhibit by Stanley K. Draper, Job No. 13127, dated 10/17/2013 and being more particularly described as follows:

BEGINNING at an iron pin (old), being the northwesterly corner of the Otis P. & Kathy King property; Thence, N 61 deg 18' 59" E, 470.00' to an iron pin (old) at the southeasterly corner of the Watson property, of record in D.B 9575, Page 453; Thence, S

32 deg 59' 28" W, 279.85' to an iron pin (new) in the Burton properties westerly line; Thence, S 58 deg 00' 00", 215.60' to an iron pin (new) in the northerly line of said Otis P. & Kathy King property; Thence, N 32 deg 00' 00" W, 145.50' to the POINT OF BEGINNING and containing 46,889 square feet or 1.076 acres, more or less.

BEING a portion of the same property conveyed to David Rhett Blount, a single man, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated 8/8/13 and recorded 8/20/13 in Instrument No. 20130820-0087317, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5155 Whites Creek Pike, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of February, 2017.

David Rhett Blount

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Rhett Blount** 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 at Clarksville, Tennessee this 28th day of February, 2017.

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: COMMISSION EXPIRATION 05/16/17

(Notary Seal)