(1)

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF ~~Davidson~~ Williamson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,800.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS March 15, 2017.<br>Notary Public<br>MY COMMISSION EXPIRES: 12/05/2020<br>(AFFIX SEAL) |
|---|---|

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE

BILL GARRETT, Davidson County
Trans:T20170022456 DEEDWARR
Recvd: 03/16/17 11:10 2 pgs
Fees:13.00 Taxes:583.86
20170316-0025750

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #17-0064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jaclyn Clark** | Jaclyn Clark | 023-00-0-024.00 |
| (NAME)<br>**5012 Lickton Pike** | (NAME)<br>437 Broadmoor Dr. | |
| (ADDRESS)<br>**Whites Creek,TN 37189** | (ADDRESS)<br>Nashville, TN 37216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **G. Michael Bennett, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jaclyn Clark, 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: Being in the 10th Civil District of said County and State, described according to a survey by H. Gee, September 1, 1964, as follows:

Beginning in the center of Lickton Pike at the intersection of the same and a point in the southern boundary line of the property conveyed to Robert L. Eanes and wife, of record in Book 3801, page 496, Register's Office for said County; thence with the southern boundary line of Eanes' property south 84 degrees west 405 feet to an iron pin; thence north 2 degrees 45' west 417 feet to a 24 inch elm tree; thence north 9 degrees 32' east 173 feet to an 18 inch elm tree; thence north 2 degrees 32' west 551feet; thence north 23 degrees 12' west 237 feet; thence south 36 degrees west 500 feet; thence south 39 degrees 30' west 455 feet to an iron pin; thence south 27 degrees 30' east 399 feet to an iron pin; thence south 54 degrees 15' east 454 feet to an iron pin; thence south 46 degrees 15' east 207 feet to the center of Lickton Pike; thence with the center of the same north 61 degrees 15' east 432 feet to the beginning, containing 14.1 acres, more or less.

TRACT II: A tract of land in the 10th, formerly the 22nd, Civil District of said County, described according to a survey made by Geo. W. Watkins, Surveyor, February 24, 1951, as follows:

Beginning at a point in the center of Lickton Pike, at the northeast corner of the property conveyed to W. T. Hunter and Eva Hunter by deed from J. A. Owens, of record in Book 651, page 491, Register's Office for said County; thence with the northern boundary line of said Hunter property , south 84 degrees 15' west 403.5 feet to an iron pin in Hunter's line; thence with Hunter's line, north 2 degrees 45' west 259 feet to an iron pin; thence south 41 degrees east 278.5 feet to an iron pin and stump; thence south 86 degrees 45' east 232.7 feet to the beginning, containing 0.7 of an acre, more or less.

Being the same property conveyed to G. Michael Bennett, unmarried by Warranty Deed from Robert Larry Eanes and wife, Dorothy J. Eanes , dated February 10 of 2004 , filed of record in Instrument Number 20040210-0016220 , in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5012 Lickton Pike, Whites Creek, TN 37189**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **March, 2017**.

G. Michael Bennett

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **G. Michael Bennett**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **March, 2017**.

NOTARY PUBLIC

My Commission Expires: 4-30-19

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**Please Return To:**
**Ashworth Law Firm, PLLC**
**Attn:** Ann M. Vanderhorst
**237 2nd Avenue South**
**Franklin, TN 37064**