Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0055

BILL GARRETT, Davidson County
Trans: T20170024711 DEEDWARR
Recvd: 03/23/17 12:31 2 pgs
Fees: 13.00 Taxes: 999.00
20170323-0028526

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Charles R. Martin and Brenda J. Martin

TO: Nicholas J. Biddle and Jenna L. Puckett
5315 Simpkins Rd
Whites Creek, TN 37189

MAP & PARCEL:
039-00-0-230.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Charles R. Martin, and wife, Brenda J. Martin, Grantors herein; have bargained and sold and by these presents do convey unto Nicholas J. Biddle and Jenna L. Puckett, husband and wife, Grantees herein, their successors and assigns, the following described property:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of the Subdivision of the Joe Upchurch Property, as shown on plat of record in Book 5060, page 94, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Simpkins Road, the SE corner of this lot and NE corner of Lot No. 96 on said Subdivision; thence along the common line of said Lots Nos. 96 and 230, S 77° 07' W 252.93 feet and S 84° 11' W 656.53 feet to a point, the NW corner of Lot No. 96, and SW corner of this lot; thence leaving Lot No. 96, N 47° 0' W 40.0 feet to a point; thence along the common line of this lot and M. R. Davis, N 75° 0' E 898.61 feet to a point in the westerly margin of Simpkins Road; thence along said margin, S 24° 0' E 150.0 feet to the point of beginning.

BEING the same property conveyed to Charles R. Martin and wife, Brenda J. Martin from Joe Upchurch and wife, Frances Upchurch, by deed dated February 25, 1977 of record at Book 5118, page 611, Register's Office of Davidson County, Tennessee. Said deed was re-recorded on July 14, 1977 at Book 5181, page 185, said Register's Office.

This conveyance is subject to the lien of 2017 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for Joe Upchurch Property of record at Record Book 5060, page 94, Register's Office of Davidson County, Tennessee; Restrictions in deed of record at Book 3157, page 291, Register's Office of Davidson County, Tennessee; Easement for the flow of the waters of the unnamed, non-navigable creek running through the property and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the waters of the unnamed, non-navigable creek running through the property, free from diminution or pollution; and all other matters of record.

This is improved property known as 5315 Simpkins Rd, Whites Creek, TN 37189 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind

ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set our hands, this the 16th day of March, 2017.

Charles R. Martin

Brenda J. Martin

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles R. Martin, and wife, Brenda J. Martin the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 16th day of March, 2017.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 1/6/2020

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

SWORN to and subscribed before me,

this the 16 day of March, 2017.

NOTARY PUBLIC

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 2/6/18