BILL GARRETT, Davidson County
Trans:T20170025723 DEEDWARR
Recvd: 03/27/17 14:34 3 pgs
Fees:18.00 Taxes:777.00
20170327-0029753

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jeremy Quarles
6247 Pettus Rd.
Antioch, Tennessee 37013

SEND TAX BILL TO:

New Owner

MORTGAGEE:
F&M Bank
10 Cadillac Dr, Ste 100
Brentwood, TN 37027

MAP 181-0-063.00
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cherrie L. Holt and Ronald A. Clemons, Co-Executors of the Estate of Henry L. Clemons, Sr.,** hereinafter called the Grantors, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jeremy Quarles and Chandler Quarles, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **6247 Pettus Rd., Antioch, Tennessee 37013.**

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, Grantors do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantors do further covenant and bind themselves, their successors 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 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 hand this the **21st** day of **March, 2017.**

Cherrie L. Holt / Co-Executor

Cherrie L. Holt, Co-Executor of The Estate of Henry L. Clemons, Sr.

Ronald A Clemons Co-Executor

Ronald A. Clemons, Co-Executor of The Estate of Henry L. Clemons, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Cherrie L. Holt and Ronald A. Clemons** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be the **Co-Executors** of **The Estate of Henry L. Clemons, Sr.**, the within named bargainor, and that they as such authorized, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of March, 2017.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

Anderson

AFFIANT

Subscribed and sworn to before me on this 21st day of March, 2017.

J Anderson

NOTARY PUBLIC

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires:

File #17-9157

Exhibit "A"

Land in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 21, 1959, as follows:

Beginning in the center of Pettus Road at a point south 13 deg. 30' west 250 feet from the southeast corner of the property conveyed to Herschel K. Lewis and wife, by deed from P.M. Chaffin, et al, of record in Book 2880, page 23, Register's Office for said County; thence with the center of said Road, south 13 deg. 30' west 250 feet; thence north 84 deg. 45' west, passing an iron pin on the westerly margin of said road, in all 747 feet to an iron pin; thence north 2 deg. 45' east 250 feet to an iron pin; thence south 84 deg. 45' east, passing an iron pin on the westerly margin of Pettus Road, in all 794 feet to the beginning containing 4.4 acres more or less.

Being the same property conveyed to HENRY LEE CLEMONS and wife, MARGARET CLEMONS, by deed from THOMAS G. BEARD and wife, BARBARA A. BEARD, of record in Book 4498, page 345 , dated May 3, 1971 , said Register's Office.

Margaret Clemons having died, leaving Henry Lee Clemons as the surviving tenant by the entirety.

Henry Lee Clemons having died on or about February 8, 2015. His Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 15P1242. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Co-Executors, Cherrie L. Holt and Ronald A. Clemons.

CLH

RAC