BILL GARRETT, Davidson County
Trans: T20170026490 DEEDWARR
Recvd: 03/29/17 13:10 2 pgs
Fees: 13.00 Taxes: 181.30
20170329-0030622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| G. Michael Bennett, unmarried | G. Michael Bennett (NAME) | |
| 2123 East Avenue (ADDRESS) | 212 East Avenue (ADDRESS) | 018-00-0-068.00 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John Thomas Chatham and wife, Cynthia Chatham, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto G. Michael Bennett, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT [OR PARCEL] OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE; THENCE, ALONG SAID MARGIN, NORTH 76 DEGREES 47' 08" EAST, 50.00 FEET, TO A POINT, SAID POINT BEING THE NORTHEASTERLY MOST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE, SOUTH 3 DEGREES 7' 36" EAST, 1912.15 FEET, TO A POINT, SAID POINT BEING THE SOUTHEASTERLY MOST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE, SOUTH 60 DEGREES 23' 55" WEST, 79.62 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41' 55" WEST, 68.83 FEET, TO A POINT; THENCE, NORTH 78 DEGREES 59' 05" WEST, 282.71 FEET, TO A POINT, SAID POINT BEING THE SOUTHWESTERLY MOST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE, NORTH 1 DEGREE 2' 2" EAST, 982.38 FEET, TO A POINT, SAID POINT BEING THE NORTHWESTERLY MOST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE, NORTH 81 DEGREES 56' 17" EAST, 276.68 FEET, TO A POINT; THENCE, NORTH 1 DEGREE 55' 47" WEST, 864.22 FEET TO THE POINT OF BEGINNING, CONTAINING 444,460.207 SQUARE FEET AND/OR 10.203 ACRES MORE OR LESS.

INCLUDED IN THIS CONVEYANCE IS A NON-EXCLUSIVE OR IN COMMON EASEMENT OF INGRESS AND EGRESS (IN THE "AS IS" CONDITION) OVER AN OLD WAGON OR PRIVATE ROAD THAT DEPARTS FROM THE SOUTH MARGIN OF BRICK CHURCH PIKE APPROXIMATELY 700 FEET EAST OF THE GRANTEES' PROPERTY AND EXTENDS GENERALLY SOUTH AND THEN WEST ON THE RIDGE TO THE PEAR ORCHARD ON THE ABOVE GRANTEES' PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN THOMAS CHATHAM AND WIFE, CYNTHIA CHATHAM BY WARRANTY DEED FROM JAMES CHATHAM, SR. AND WIFE, FLORENCE CHATHAM OF RECORD IN INSTRUMENT NO. 20001023-0104513 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( X )
This is improved ( ) property, known as 5437 Brick Church Pike , Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and

# WARRANTY DEED
(Continued)

interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do 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 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/our hand(s) this 24th day of March, 2017.

John Thomas Chatham

Cynthia Chatham

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Thomas Chatham and wife, Cynthia Chatham, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of March, 2017.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072