BILL GARRETT, Davidson County
Trans: T20170030417 DEEDWARR
Recvd: 04/11/17 10:18 4 pgs
Fees: 23.00 Taxes: 522.81
20170411-0035249

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $141,300.00 (One Hundred Forty One Thousand Three Hundred).

AFFIANT

Subscribed to and sworn before me this 5th day of April, 2017.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Michael G. Stewart and Ruth Carr Stewart 4891 Clarksville Highway Whites Creek, TN 37189	**412 North 16th Street** **Nashville, TN 37206**	**Part of** **04800002000**

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, **THEREA COX, EXECUTRIX OF THE ESTATE OF DOROTHY ANN BENNETT** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHAEL G. STEWART AND WIFE, RUTH CARR STEWART,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4891 CLARKSVILLE HIGHWAY** **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 GRANTEE(S), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2017024476

EXHIBIT "A"
Legal Description

Land in the 2nd Civil District of Davidson County, Tennessee, formerly the 14th Civil District, and more particularly described according to a survey by Donald R. Carver, Surveyor, July 7, 1978, as follows:

TRACT 1: Beginning at a point in the southerly margin of Clarksville Highway at a common corner with E. E. Horner; thence following the southerly margin of said Highway, S. 54 deg. 54 min. E. 257 feet, the same being a common corner with the E. R. Roberson property as of record in Book 3279, Page 151, Register's Office for Davidson County, Tennessee; thence S 35 deg. W 449.60 feet to a point in the center of Dry Creek Road; thence N 67 deg. 25 min. 55 seconds W 100.6 feet to a point and a common corner with E. E. Horner property; thence N. 16 deg. 28 min. 04 seconds E 500.66 feet to the point of beginning, containing 1.97 acres, more or less.

LESS AND EXCLUDING from the above description and this conveyance is the following described tract of land to-wit:

Being a parcel of land in the 1st Council District of Nashville, Davidson County, Tennessee, said parcel being a portion of the Dorothy Ann Bennett Property as recorded in Instrument (INST) 201106030042648 Register's Office Davidson County, Tennessee (RODCT), said parcel also being a portion of Parcel ID 04800002000, said parcel being generally described as south of and adjacent to Clarksville Pike/State Route 12/US Hwy 41A, north of Dry Fork Road and southeast of Lloyd Road, said parcel being more particularly described as follows:

Beginning at an iron rod new, (a ½" rebar), said pin being South 46°28' East for a distance of 426 feet, more or less, from the centerline intersection of said Clarksville Pike/State Route 12/US Hwy 41A and Lloyd Road, said pin also being on the southern right of way of said Clarksville Pike/State Route 12/US Hwy 41A, said pin also being the northwestern corner of the herein described parcel;

Thence with said southern right of way, South 54°53'59" East for a distance of 39.19 feet to an iron pin old, (a ½" rebar capped Walker), said pin being the northwestern corner of Lot 4 of the Dry Fork Subdivision as recorded in Plat Book 11190, page 23 RODCT, said pin also being the northwestern corner of the Richard B. Priester property as recorded in INST 200103120023462 RODCT, said pin also being the northeastern corner of the herein described parcel;

Thence leaving said right of way and with the western boundary line of said Lot 4, South 35°00'00" West passing a witness pin found, (a ½" rebar) at 187.1 feet for a total distance of 212.00 feet to a point, said point being the southwestern corner of said Lot 4, said point also being the northwestern corner of Lot 1, said point also being the southeastern corner of the herein described parcel;

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Thence leaving said point on a new severance line the following two (2) calls, North 54°54'00" West for a distance of 39.53 feet to a point, said point being the southwestern corner of the herein described parcel;

Thence North 35°05'23" East passing a witness pin new, (a ½" rebar), at 36.9 feet for a total distance of 212.00 feet to the point of beginning, said parcel containing 8,344 Square Feet or 0.192 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record.

Being a portion of the same property conveyed to J. Michael Engle and Dorothy Ann Bennett by deed from John D. Campbell, Doris C. Horner, Edna L. Roberson and Hester C. Meadows of record in Book 5340, Page 904, Register's Office for Davidson County, Tennessee, dated August 28, 2011 and recorded June 3, 2011; and further conveyed to Dorothy Ann Bennett by deed from J. Michael Engle of record in Instrument 20110603-0042648, Register's Office for Davidson County, Tennessee, dated August 26, 2009 and recorded June 3, 2011. The said Dorothy Ann Bennett having since died intestate on August 5, 2015. Therea Cox was appointed Administratrix of The Estate of Dorothy Ann Bennett as evidenced by Probate Docket No. 76824-2, Chancery Court of Knox County, Tennessee. The Estate being declared insolvent and an Order Approving Sale of Real Estate dated March 31, 2017, Probate Docket No.: 76824-2, Chancery Court of Knox County, Tennessee has been entered. Subject property was devised to Therea Cox, Michael Moore and Marcia Bennett being the only heirs-at-law of Dorothy Ann Bennett as evidenced by Affidavit of Heirship recorded herewith in Instrument No. 20170411-0035247, Register's Office for Davidson County, Tennessee.

Being also known as 4891 Clarksville Highway, Whites Creek, Tennessee 37189.

RTAC

WITNESS, this 5th day of April, 2017

The Estate of Dorothy Ann Bennett

Therea Cox Ex

Therea Cox, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of April, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Therea Cox** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Executrix of the Estate of Dorothy Ann Bennett, and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 5th day of April, 2017.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

LTSR Number:

GTE File: 2017024476