BILL GARRETT, Davidson County
Trans: T20170035606 DEEDWARR
Recvd: 04/27/17 12:02 3 pgs
Fees: 18.00 Taxes: 185.00
20170427-0041450

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $50,000.00.

James R. Douglas
AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
E-mail: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 7th day of
April, 2017.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. DOUGLAS 3737 BAXTER ROAD JOELTON, TN 37080	JAMES R. DOUGLAS 3737 BAXTER ROAD JOELTON, TN 37080	00800015100

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of April, 2017, by and between James E. Ray Jr., a single person, hereinafter called Grantor, and James R. Douglas, a single person. hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, James E. Ray Jr., Grantor, does hereby bargain, sell, transfer and convey unto James R. Douglas, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 3727 Baxter Road, Joelton, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Gender and Number. Words used herein indicating gender and number shall be read as the context may require.

WITNESS the hand and seal of Grantor on the day and year first above written.

James E Ray, Jr

JAMES E. RAY JR., SELLER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James E. Ray Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 7th day of April, 2017.

Howard M. Skipworth

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT A

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Jeffrey Patrick Chandler, RLS No. 2353, Cooper Nicholson Road, described as follows:

Beginning at a point in the center line of Baxter Road being the common corner of Fred Carney as of record in Instrument Number 20020408-0042567, R.O.D.C., thence with said Carney passing an iron pin at 25' from said center line Carney S 16 degrees 25′ 04″ W a distance of 1075.89′ to an iron pin being the common corner of previously mentioned Carney and in the line of Fred Carney as of record in Deed Book 9565, Page 600, R.O.D.C.; thence with said Carney S 73 degrees 29′ 13″ W a distance of 103.00′ to an iron pin: thence continuing with Carney; thence N 68 degrees 00′ 47″ W a distance of 112.69′ to an iron pin being the common corner of tract 2: thence with said tract 2 N 16 degrees 25′ 04″ E a distance of 1124.89′ to a point in the center line of Baxter Road and the common corner of tract 2 passing an iron pin at 25′ from the center of the road; thence with said center line S 72 degrees 26′ 39″ E a distance of 198. 64′ to a point which is the point of beginning, having an area of 222156.00 square feet, 5.1 acres more or less.

Being the same property conveyed to James E. Ray Jr., by deed from Claude E. Wair, unmarried, and Karren L. Scott, married, of record in Instrument Number 20070828-0103025, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. ALL REAL PROPERTY taxes for the year 2017 and subsequent years, A LIEN, not yet due and payable (MAP-PARCEL No. 00800015100). 2016 real property taxes have been paid.
2. Restrictions as contained in Warranty Deed of record in Instrument Number 20061031-0135173, Register's Office for Davidson County, Tennessee
3. Easement(s) of record in Book 7443, page 314; Book 7443, page 961; and Book 7442, Page 160, Register's Office for Davidson County, Tennessee.
4. Closing Attorney does not assume any liability whatsoever for the amount of acreage contained in the subject property.
5. Title to that portion of the property within the bounds of any public right-of-way.
6. Subject to flow of long creek.
7. Rights of public there in and rights of upper and lower riparian owners to the flow of long creek, free from domination or pollution.
8. Right-Of-Way Agreement of record in Book 2106, Page 239, R.O.D.C.
9. Any and all other matters appearing of record.