File No. 2017034908

This instrument was prepared by **R. Mitchell Ross** of the law firm of Harvill Ross, PLLC, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:

Madison Paige Comperry
5025 Ridge Hill Dr.
Joelton, TN 37080

OWNER AND PROPERTY ADDRESS:

Madison Paige Comperry
5025 Ridge Hill Dr.
Joelton, TN 37080

THE ESTATE OF THOMAS S. WHISENHUNT

TO: CASH WARRANTY DEED

MADISON PAIGE COMPERRY

BILL GARRETT, Davidson County
Trans:T20170038505 DEEDWARR
Recvd: 05/05/17 14:34 6 pgs
Fees:33.00 Taxes:555.00
20170505-0044961

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **THE ESTATE OF THOMAS S. WHISENHUNT, CAROL MOLDER AND LINDA LEBEL,** as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does hereby transfer and convey unto **MADISON PAIGE COMPERRY, AN UNMARRIED PERSON, Grantee** and in this deed called the **"Grantee",** in fee simple absolute, and unto **Grantee's** heirs and assigns forever, the following described real estate, together with any and all the improvements, appurtenances, estate, title and interest located on the real estate, situated in the Fourteenth (formerly Twenty-Fourth) (14th formerly 24th) Civil District of Davidson County, Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD said real estate together with any and all improvements, appurtenances, estate, title and interest thereon unto **Grantee**, in fee simple absolute, and unto **Grantee's** heirs and assigns forever.

SUBJECT to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record (3) all subdivisions condominiums assessments, covenants, by-laws, restrictions, declarations and easements of record, (4) building restriction and (5) other matters of public record, **GRANTOR**

COVENANTS that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 27 day of April, 2017.

GRANTOR:

The Estate of Thomas S. Whisenhunt

BY: Carol Molder
Carol Molder, as Administratrix

Carol Molder
Carol Molder, Individually

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carol Molder, both individually and as Administratrix of The Estate of Thomas S. Whisenhunt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 27 day of April, 2017.

Alexandria Ballard
NOTARY PUBLIC

ALEXANDRIA BALLARD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SHELBY
MY COMM. EXP. APRIL 10, 2021

My Commission Expires: April 10 2021.

GRANTOR:

Linda Lebel

Linda Lebel

STATE OF MISSISSIPPI
COUNTY OF LEE

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Linda Lebel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this _____ day of April, 2017.

Nicole Stockton

NOTARY PUBLIC SEAL

NOTARY PUBLIC STATE OF MISSISSIPPI
ID # 102609
NICOLE STOCKTON
Commission Expires
April 5, 2020
LEE COUNTY

My Commission Expires: April 5 2020

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee**, **Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$150,000.00.**

_____
AFFIANT

SWORN AND SUBSCRIBED TO before me on this the _____ day of April, 2017.

_____
NOTARY PUBLIC **SEAL**

Commission expires:_____

GRANTOR:

Linda Lebel

STATE OF MISSISSIPPI
COUNTY OF LEE

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Linda Lebel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this _____ day of April, 2017.

NOTARY PUBLIC SEAL

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee**, **Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$150,000.00.**

Madison Paige Company
AFFIANT

STANLEY M. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SWORN AND SUBSCRIBED TO before me on this the 27 day of April, 2017.

NOTARY PUBLIC **SEAL**

Commission expires: 11/17/20

EXHIBIT A

LEGAL DESCRIPTION

Being real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Being a parcel of land in the 1St Council District of Davidson County, Tennessee, said parcel being the Thomas S Whisenhunt property as recorded in Instrument (Inst.) 20120814-0072650 Register's Office Davidson County, Tennessee (RODCT), said parcel also having an address of 5025 Ridge Hill Drive, Joelton, Tennessee 37080, said parcel also being generally described as southwest of and adjacent to Ridge Hill Drive, west of Grays Point Road, and north of Ridge Road, said parcel being more particularly described as follows:

Beginning at an iron pin new, said pin being on the southern right of way of said Ridge Hill Drive, (a 50' Right of Way), said pin also being North 80°47' West for 748 feet, more or less, from the centerline intersection of Ridge Hill Drive and Grays Point Road, said pin also bearing Tennessee State Plane Coordinates with a northing of 711405.54 and an easting of 1694844.58 North American Datum 1983/Grid North, said pin also being a corner of the Terry Buck Property as recorded in Inst. 201111080087675 RODCT, said pin also being a corner of Lot 1 of the Ruck Subdivision as recorded in Plat Book 8520, page 282 RODCT, said pin also being the eastern corner of the herein described parcel; Thence leaving said right of way and with the lines of said Lot 1 the following two (2) calls, N 86-40-57 W for 267.00 feet to an iron pin found, (a ½" rebar capped Neely), said pin bearing Tennessee State Plane Coordinates with a northing of 711420.99 and an easting of 1694578.03; Thence S 6-19-49 W for 192.42 feet to an iron an iron pin found, (a ½" rebar capped Neely), said pin bearing Tennessee State Plane Coordinates with a northing of 711229.74 and an easting of 1694556.81, said pin being on the northern boundary line of the Thurell L. Daubenspeck property as recorded in Book 4692, page 265 RODCT, said pin also being the southwestern corner of said Lot 1; Thence with the boundary lines of said Thurell L. Daubenspeck the following two (2) calls, N 83-39-20 W a distance of 435.59 feet to a 2" pipe found; Thence S 3-50-06 W a distance of 255.00 feet to an iron pin new, said pin being the southeastern corner of the herein described parcel, said pin also being the northeastern corner of the Michael L. Morgan property as recorded in Inst. 201504170034472 RODCT; Thence with the northern boundary line of said Michael L. Morgan and the Rebecca N Fricke property as recorded in Inst 201004270031706 RODCT the following three (3) calls, N 76-26-34 W for 424.82 feet to an iron pin found; Thence N 76-31-41 W a distance of 576.63 feet to a 3/4" iron pin found, said pin being the southwestern corner of the herein described parcel; Thence N 5-59-53 E a distance of 125.40 feet to a 2" pipe found, said pipe being the southwestern corner of the Donzell Johnson property as recorded in Book 5081, page 377 RODCT; Thence with the southern boundary line of said Donzell Johnson, S 82-23-26 E a distance of 250.65 feet to a 1/2" iron pin found, said pin being the southwestern corner of the Judy C. Caldwell property as recorded in Book 10032, page 496 RODCT; Thence with the boundary lines of said Judy C. Caldwell the following two (2) calls, S 82-21-09 E a distance of 279.77 feet to a 1" pipe found; Thence N 3-51-17 E a distance of 240.40 feet to an iron pin new, said pin bearing Tennessee State Plane Coordinates with a northing of 711551.52 and an easting of 1693688.08 North American Datum 1983/Grid North, said pin also being the southwestern corner of the Lorinda K. Putman property as recorded in Book 11286, page 107 RODCT, said pin also being the northwestern corner of the herein described parcel; Thence with the southern boundary line of said Lorinda K Putman the following three (3) calls, S 76-3950 E a distance of 227.50 feet to an iron pin found; Thence S 83-7-58 E a distance of 229.08 feet to 1" pipe found; Thence S 86-40-41 E a distance of 601.33 to an iron pin new, said pin being on the southern right of way of said Ridge Hill Drive; Thence with said right of way, along a curve to the LEFT, having a radius of 555.41 a delta angle of 11° 33' 24", and whose long chord bears S 73-45-56 E a distance of 111.84 feet to the point of beginning, said parcel containing 371,492 Square Feet or 8.528 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of

record. This according to the survey dated April 20, 2017, by Matthew Dhority, TRLS #2727, 2867 Brunswick Drive, Clarksville, TN 37043.

This being the same property conveyed to Thomas S. Whisenhunt by Instrument No. 20120814-0072650 in the Registers Office of Davidson County, Tennessee. Thomas S. Whisenhunt is deceased, his Estate being probated in the Probate Court for Davidson County, Tennessee, having a Docket No. of 17P-342, his heirs being Carol Molder and Linda Lebel. The Assessor of Properties Office for Davidson County, Tennessee, having assigned this property a map and parcel number of 28-00-0-028.01.

ENCUMBRANCES

Subject to real estate ad valorem taxes for the current year and thereafter.

Subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record (3) all subdivisions condominiums assessments, covenants, by-laws, restrictions, declarations and easements of record, (4) building restriction and (5) other matters of public record.