29520-8

Box 14

BILL GARRETT, Davidson County
Trans:T20170040984 DEEDWARR
Recvd: 05/15/17 09:44 2 pgs
Fees:13.00 Taxes:721.50
20170515-0047738

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 12th day of May, 2017.

Notary Public

My commission expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Jeniste E. Bell** | **Caliber Home Loans, Inc.** | **Map/Parcel: 113-034.00** |
| **8345 Old Charlotte Pike** | **P.O. Box 650856** | |
| **Pegram, TN 37143** | **Dallas, TX 75265-0856** | |

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 ACKNOWLEDGE, WE,

**Samantha Moore, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jeniste E. Bell, a single woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Beginning at a stake in the southerly margin of Old Charlotte Road being the corner post on the dividing line between the Harry L. Jones property and the Willoughby Randall Saxton and wife, Beverly Jean Saxton of record in Book 2906, Page 193, RODC, Tennessee; and proceeding with the southerly edge of Old Charlotte Road North 72 degrees 20' East 180 feet to a corner and a stake in the common boundary between Harry L. Jones and J. T. Overton; thence South 2 degrees West 346.5 feet to a stake; thence South 88 degrees East 60 feet to a stake; thence South 23 degrees 30' East 855 feet to an iron pin; thence South 88 degrees east 210 feet more or less to an iron pin and a corner of Harry L. Jones property and the Duffield property; thence South 2 degrees West 415 feet to an iron pin; thence South 2 degrees West 255 feet to an iron pin; thence South 88 degrees East 254 feet to an iron pin; thence South 2 degrees West 152 feet to an iron pin; thence North 88 degrees West 960 feet more or less to an iron pin in a corner with Dudley Cranch; thence North 2 degrees East 875 feet more or less to a white oak tree; thence North 50 degrees East 97 feet to a common corner at a popular tree with aforementioned Saxton property; thence with the Saxton property line South 48 degrees 30' East 226 feet to an iron pin; thence with the common boundary line between the Saxton and Jones properties North 18 degrees West 1142 feet through the spring reservoir, pump, and pump pressure tank and water system to the point of beginning.

Included in the above description, but expressly excluded from this conveyance is that portion of the property conveyed to William W. McKinney and wife, Vivian Ann McKinney by Warranty deed from William K. McKinney and wife, Mary L. McKinney of record in Book 6244, Page 94, in the Register's Office for said County, and further described as follows:

Land in the Ninth (9th) Civil District of Davidson County, Tennessee, being the "William Wayne McKinney Lot" on the Plan of William Wayne McKinney Property, plat of record in Book 5800, Page 379, in said Register's Office.

Being the same property conveyed to Samantha Moore, by Warranty Deed, from Mary L. McKinney, unmarried, dated November 23, 2015, of record in Instrument No. 20151130-0120420, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Subject to the flow of any stream or creek across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8345 Old Charlotte Pike, Pegram, TN 37143.

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 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 12th day of May, 2017.

X Samantha Moore
Samantha Moore

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Samantha Moore, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2017.

A. Scott Hubbard
Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **170195SH**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**