BILL GARRETT, Davidson County
Trans:T20170046432 DEEDWARR
Recvd: 06/01/17 11:24 2 pgs
Fees:13.00 Taxes:758.50
20170601-0054446

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
17-0228CV

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of May, 2017

Notary Public
Commission Expires: Feb 21, 21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Marie Mountain 9618 Highway 96 Franklin, TN 37064	The Farmers Bank P.O. Box 269 White House, TN 37188	178 00 0 043.00

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,

Community Bank & Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Marie Mountain, 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:

TRACT NO. 1: Beginning at an iron rod (set) in the easterly margin of State Route Highway 96, said iron rod being the northwest corner of this hereon described tract of land, also being southwest corner of the property conveyed to Harpeth Meadow, LLC as evidenced in DB-20131008 0105832 R.O.D.C., Tn.; thence, leaving said margin of State Route Highway 96 and running with a common line of the aforementioned Harpeth Meadow, LLC property South 83°52'25" East 1,545.36' to an iron rod (set) in the northerly line of tract 2 and being the easterly corner for this hereon described tract 1 both tracts being the property conveyed to Community Bank & Trust of record in TR-20161007 0106515 R.O.D.C.,Tn.; thence, with a line common to tract 1 and tract 2 South 77°47'31" West 1,507.10' to an iron rod (set) in the easterly margin of said State Route Highway 96; thence, with said margin with a curve to the right having a delta of 06°05'00", a radius of 2,191.83', a tangent of 116.47', an arc length of 232.71', a chord bearing of North 08°56'31" West, and a chord length of 232.60' to an iron rod; thence, continuing with said margin for the next three calls North 15°57'46" West 133.93' to an iron rod (found); thence, North 03°14'45" West 49.84' to an iron rod (found); thence North 06°15'50" East 76.20' to the Point-Of-Beginning containing 371,714 S.F., or 8.533 Acres more or less, according to a survey by W.T. Smith, of W.T. Smith, Land Surveying, 1004 Hickory Hill Lane, Hermitage, TN 37076 dated 2017.

BEING a portion of the same property conveyed to Community Bank and Trust by Successor Trustee's Deed from Joshua D. Hankins, appointed agent of Joseph J. Jensen, dated 9/30/16 and recorded on 10/7/16, in Instrument No. 20161007-0106515, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 9618 Highway 96, Franklin, TN 37064.

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, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of May, 2017.

Community Bank & Trust
Alex Dowdy, Senior Vice President

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alex Dowdy, 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, and who further acknowledged that he is the Senior Vice President for Community Bank & Trust and that he is authorized by Community Bank & Trust to execute this instrument on its behalf as such Senior Vice President.

Witness my hand and official seal this 26th day of May, 2017.

Melissa N. George
Notary Public at Large

My commission expires: 5/16/19

MELISSA N. GEORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY