# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/17 11:07 3 pgs
Fees:18.00 Taxes:177.60
**20170703-0066687**

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/3/18
(AFFIX SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-060090

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Mark Barclay and Tracey Barclay, husband and wife | Mark Barclay and Tracey Barclay, husband and wife | |
| (NAME) | (NAME) | |
| 7025 Calderwood Dr. | 7025 Calderwood Dr. | 014-00-0-095-00 |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | Antioch TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Forty-Eight Thousand And No/100 Dollars ($48,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM COLES, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK BARCLAY AND TRACEY BARCLAY, HUSBAND AND WIFE, 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 the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson and Hickerson Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965, as follows:

Beginning at a point 1,880.0 feet on the easterly margin of Douglas Margin of Douglas Road from the northeast corner of Clarksville Highway and Douglas Road; thence South 84° East a distance of 890.0 feet to a point; thence North 45° 05' East a distance of 195.0 feet to a point; thence North 85° 35' West a distance 1,045.0 feet to a point in the easterly margin of Douglas Road; thence along the easterly margin of Douglas Road in a southerly direction a distance of 150.00 feet to the point of beginning.

Being the same property conveyed to Tommy E. Ward by Deed from Nell R. Ward of record in Book 7054, page 937, Register's Office for Davidson County, Tennessee, dated October 29, 1986 and recorded on

December 1, 1986.

The said Tommy E. Ward has since deceased, his estate having been probated in Docket No. 14P-755, in the Probate Court for Davidson County, Tennessee. Estate closed September 9, 2016. Decedent is survived by the following heirs: Gini Taylor Ward, Toni Ward. Steven Ward, Brian Keith Ward. Affidavit of Heirship in Instrument No.20151228-0130124 and Name Affidavit (regarding Mary Taylor Ward) in Instrument No. 20151228-0130124, both in Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to William Coles by Warranty deed from Mary Taylor Ward, Toni Lynn Ward, Steven Eugene Ward and Brian Keith Ward of record in Instrument No. 20151228-0130126 Register's Office for Davidson County, Tennessee, dated December 23, 2015 and recorded on December 28. 2015.

unimproved ☒
This is improved ☐ property, known as 7176 Douglas Rd, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness William Coles, a married man this 30th day of June, 2017

William Coles

William Coles

STATE OF Tennessee
COUNTY OF ~~DAVIDSON~~ Williamson

On this the 30th day of June, 2017, before me personally appeared William Coles, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the30th day of June, 2017.

Deanna L Cooper

Notary Public

My Commission Expires: 5/13/2020

(SEAL)



# True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

