BILL GARRETT, Davidson County
Trans:T20170068134 DEEDWARR
Recvd: 08/07/17 15:11 2 pgs
Fees:13.00 Taxes:444.00
20170807-0080734

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1208

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of July, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rachael Anne Mercado 4801 Lickton Pike Whites Creek, TN 37189	Rachael Anne Mercado 1C Belle Forest Ave Nashville, TN 37206	031-00-0-055.00

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,

Shirley Woelk, unmarried

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

Rachael Anne Mercado and Alejandro Mercado Lopez, wife and husband

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:

Described property located in the 10th civil district of Davidson County, Tennessee, to-wit:

Beginning at a point in the East margin of Lickton Pike, Southwest corner of Book 5051, Page 991, thence with the South line of same, South 71 degrees 22' 54" East with a fence 261.88 feet to an iron pin, Southwest corner of Book 3897, Page 851; thence with three lines of same, running West of an existing fence, North 54 degrees 31' 57" East 232.43 feet to an existing iron pin, North 30 degrees 25' 42" East 210.16 feet to an existing iron pin, and North 17 degrees 22' 59" East 167.04 feet to an existing iron pin, Southeast corner of Book 3892, Page 518; thence with the East line of same, North 04 degrees 52' 16" East 165.72 feet to a hackberry; thence with a fence, North 17 degrees 34' 03" East 57.97 feet to a 15 inch elm; North 78 degrees 27' 41" East 28.75 feet to a 6 inch elm; and North 06 degrees 23' 40" East 61.37 feet to a tree in the fence; thence with the fence and with the South line of Book 2338, Page 463, North 20 degrees 31' 43" East 18.70 feet to a tree; South 64 degrees 55' 42" East 7.94 feet to a post; North 37 degrees 00' 34" East 47.13 feet to a Hackberry; South 82 degrees 43' 57" East 97.98 feet to a post; and South 85 degrees 36' 14" East 117.29 feet to an iron pin in the West Right-of-Way of interstate 24; thence with said Right-of-way, South 08 degrees 55' 20" East 213.01 feet to a monument; South 09 degrees 46' 00" East 255.14 feet to a monument; South 35 degrees 16' 19" East 46.48 feet to a monument; South 03 degrees 01' 09" West 71.51 feet to a monument; and thence with a curve to the left, delta of 00 degrees 50' 27", radius of 3,488.75 feet, a distance of 51.19 feet to a iron pin; thence leaving said Right-of-way, with a fence and the North line of Book 1344, Page 60, North 82 degrees 51' 04" West 250.77 feet to the center of Whites creek; thence with said creek the following six call: South 67 degrees 40' 53" West 132.58 feet, South 41 degrees 23' 53" West 167.84 feet, South 58 degrees 17' 15" West 73.68 feet, South 71 degrees 55' 32" West 222.15 feet, South 20 degrees 50' 48" West 149.70 feet, and South 05 degrees 26' 07" West 98.47 feet; thence leaving said creek and with the North line of Book 4574, Page 588, North 63 degrees 55' 08" West, running South of an existing fence, 241.28 feet to the East margin of Lickton Pike; thence with said margin, North 02 degrees 59' 16" East 294.26 feet to the beginning.

Less and Except the following described Property:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Creek View Acres, as shown on Plat of record in Plat Book 6200, Page 946, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Thomas T. Champion and wife, Dianna G. Champion by Warranty deed from Household Financial Center, Inc. of record in Book 20030505-0059339, page , Register's Office for Davidson County, Tennessee, dated April 25, 2003 and recorded on May 5, 2003.

Being the same property conveyed to George W. Woelk Jr., and wife, Shirley Woelk by Bankruptcy Trustee's deed from Eva M. Lemeh, Trustee of record in Instrument No. 20061017-0128936 Register's Office for Davidson County, Tennessee, dated October 03, 2006 and recorded on October 03, 2006. George W. Woelk, Jr. having since died on May 10, 2017, title is vested to Shirley Woelk as surviving tenant by the entirety.

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: 4801 Lickton Pike, Whites Creek, TN 37189.

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 28th day of July, 2017.

Shirley Woelk

Shirley Woelk

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shirley Woelk** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee this 28th day of July, 2017.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY