Bill Garrett Davidson County
Batch# 312 DEEDWARR
09/12/2017 09:59:42 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20170912-0093202

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH day of SEPTEMBER, 2017

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marsha Currence	MOVEMENT MTG	031 00 0 056.00
(NAME)	(NAME)	
4881 Lickton Pike	8024 CALVIN HALL RD	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Brian Hall and Sarah Hall**, HUSBAND AND WIFE hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marsha Currence**, 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:

BEING land located on the East side of the Lickton Pike, in the 10th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a stone in the center of the Old Whites Creek Road, opposite the mouth of a ditch, Sanford Newlin's southeast corner; thence with the center of said ditch North 69-3/4 West 23 poles to the center of Lickton Pike; thence with the center of said Pike, South 21 ½ West 55 poles and 22 links to a point in the center of pike; thence south 81 East 9.44 poles to the center of Whites Creek; thence with center of said creek, North 1/2 West 8 poles North 40-1/2 East 25 poles to a point at Bend of Creek; thence North 38-1/2 East 14 poles to a stake; thence North 24-3/4 East 12.64 poles to the beginning, originally containing approximately 4.24 acres, more or less, but EXPRESSLY EXCLUDING any right of way heretofore acquired by the State of Tennessee for Interstate 24 Highway. The Assessor of Property for Davidson County, Tennessee, describing the property herein conveyed as 2.97 acres more or less.

Being the same property conveyed to William Brian Hall by Deed from Charles R. Hall and wife, Guinna S. Hall dated September 29, 2008 and recorded March 23, 2009 in Instrument No. 200903230025813, in said Register's Office for Davidson County, Tennessee.

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Sarah Hall, spouse of William Brian Hall joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4881 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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 7 day of Sept, 2017

William Brian Hall

Sarah Hall

STATE OF Ky
COUNTY OF Fayette

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William Brian Hall and Sarah Hall, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of September, 2017.

Notary Public

My Commission Expires: 4-6-18

(SEAL)

Vivian L. Salley
Notary Public, ID No. 508884
State at Large, Kentucky
My Commission Expires on April 6, 2018

File Number: MFR-175891SSO