Bill Garrett Davidson County
Batch# 1819 DEEDWARR
09/18/2017 01:35:03 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20170918-0095268

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Kylee L. Ervin, Trustee 533 Hickory Hills Blvd. Whites Creek, TN 37189	Same	031-00-0-166.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BENNETT C. THOMAS and spouse, PATRICK C. PARKER, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto KYLEE L. ERVIN, TRUSTEE OF THE BLACKHORSE REAL ESTATE TRUST U/A DATED MAY 23, 2017 ("Grantee"), her heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 4777 Lickton Pike, Whites Creek, Tennessee 37189. The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, her heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, her successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set their signatures, this 13 day of September, 2017.

GRANTOR:

BENNETT C. THOMAS

PATRICK C. PARKER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me JOSH HAWKINS, a Notary Public of said County and State, personally appeared BENNETT C. THOMAS and PATRICK C. PARKER, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 13 day of September, 2017.

Notary Public

My Commission Expires: 12/18/17

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00).

AFFIANT

Sworn to and subscribed before me, this 13 day of September, 2017.

Notary Public

My Commission Expires: 12/18/17

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in the First Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 17, 2005, and known as Job No. 050076, as follows:

BEGINNING at an existing iron pin on the easterly margin of Lickton Pike, said point of beginning being the northwest corner of this tract and also being the southwest corner of the Thomas Champion property of record in Book 8563, page 383, R.O.D.C., TN; thence with Champion's line, S 71 deg. 04 min. 17 sec. E 229.69 feet to a point in a creek; thence with the centerline of the said Creek the following calls: N 00 deg. 56 min. 33 sec. E 98.47 feet to a point; thence N 16 deg. 26 min. 59 sec. E 149.70 feet to a point; thence N 67 deg. 31 min. 46 sec. E 222.16 feet to a point; thence N 53 deg. 53 min. 43 sec. E 73.08 feet to a point; thence N 37 deg. 00 min. 13 sec. E 167.84 feet to a point; thence N 63 deg. 17 min. 10 sec. E 132.58 feet to a point; thence leaving the center of said Creek, S 87 deg. 14 min. 45 sec. E 260.76 feet to an existing iron pin in the margin of Interstate Highway 24; thence with the margin of said Interstate Highway 24 and a curve to the left having a radius of 3024.78 feet and a long chord of 535.90 feet, said chord having a bearing of S 24 deg. 12 min. 46 sec. E a distance along the curve of 536.60 feet to an iron pin; thence leaving the margin of Interstate Highway 24, S 83 deg. 35 min. 22 sec. W 1015.22 feet to an iron pin set; thence N 85 deg. 37 min. 01 sec. W 213.94 feet to an iron pin set on the easterly margin of said Lickton Pike; thence with the margin of the said Pike, N 01 deg. 38 min. 02 sec. W 109.20 feet to the point of beginning, containing 9.49 acres, more or less.

Property being conveyed together with the benefit of a joint use ingress/egress easement as shown on the said survey and set forth in Easement and Maintenance Agreement recorded as Instrument No. 20050823-0100318, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to BENNETT C. THOMAS AND PATRICK C. PARKER, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from ROBERT M. BRITT AND MELISSA J. BRITT, HUSBAND AND WIFE, of record in Instrument No. 20141112-0104291, dated November 10, 2014, said Register's Office.