Bill Garrett Davidson County
Batch# 2968 DEEDWARR
09/21/2017 11:55:42 AM 2 pgs
Fees: $13.00 Taxes: $736.30
20170921-0096880

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Jennifer Kardell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2017.

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

R Walters
Notary Public
MY COMMISSION EXPIRES: 8/7/19
File No. G17-9537D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Wallace Compton, IV and Kaitlin Walker Compton, Husband and Wife (NAME) 1016 Neelys Bend Road (STREET ADDRESS) Madison, TN 37115 (CITY) (STATE) (ZIP)	New Owner (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	52-7-61

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 HEREBYACKNOWLEDGED, WE, **Harvey Arche, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Wallace Compton, IV and Kaitlin Walker Compton, 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 Davidson County, Tennessee, being Lot No. 1 on the plan of Madison Heights Subdivision, Section II, Part I, as shown by plat of record in Book 2083, Page 62, in the Register's Office for Davidson County, Tennessee, together with 28 feet fronting on the southerly margin of Neely's Bend Road, and adjoining part of Lot No. 1 on the easterly line.

Said Lot No. 1 fronts 125 feet on the southerly side of Neely's Bend Road and extends back between parallel lines 320.0 feet to a dead line.

Together with the following:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Neely's Bend Road, said point being the northeasterly corner of Lot No. 1 of Madison Heights Subdivision, the plan of which is of record in Book 2083, page 62, Register's Office for said County, and said point being the northeasterly corner of said subdivision; thence with the southerly margin of Neely's Bend Road, easterly 28 feet; thence southerly and parallel with the easterly margin of said Lot No. 1, 320 feet to a point; thence westerly parallel with the southerly margin of Neely's Bend Road, 28 feet to the corner of said Lot No. 1; thence northerly with the easterly margin of Lot No. 1, 320 feet to the southerly margin of Neely's Bend Road, the point of beginning.

INCLUDED IN BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY IN INSTRUMENT NO. 20061009-0124856, SAID REGISTER'S OFFICE:

Commencing at a point on the present right of way of Neely's Bend d, 24.52 feet right of the centerline station 15+73.93 for project 06-R-02, said point being the point of commencing.

Thence: S63°57'33 E a distance of 153.00 feet;
Thence: S26°02'27" W a distance of 10.28 feet;
Thence: N64°00'24" W a distance of 153.00 feet;
Thence: N26°02'27" E a distance of 10.41 feet; to the point of commencing, containing 1559 square feet more or less.

Construction and Perm drainage easement
Commencing at a point on the present right of way of Neely's Bend Rd., 24.52 feet right of the centerline station 15+73.93 for project 06-E-02,
Thence: S26°02'27" W a distance of 10.41 feet; said point being the point of commencing.
Thence: S64°00'24" E a distance of 48.73 feet
Thence: S82°39'31" W a distance of 27.29 feet
Thence: N64°00'24" W a distance of 25.95 feet
Thence: N 26°02'27" E a distance of 15.00 feet to the point of commencing; containing 561 square feet, more or less

Commencing at a point on the present right of Neely's Bend Rd., 24.83 feet right of the centerline station 16+74.03 for project 06-R-02,
Thence: S82°39'31" W a distance of 18.78 feet; said point being the point of commencing.
Thence: S64°00'24" E a distance of 68.43 feet
Thence: S26°02'27" W a distance of 15.00 feet
Thence: N64°00'24" W a distance of 91.22 feet
Thence: N82°39'31" E a distance of 27.29 feet to the point of commencing; containing 1198 square feet more or less.

BEING a portion of the same property conveyed to Harvey Arche, unmarried from Elizabeth S. Paul, unmarried, by Deed dated July 1, 2005, as Instrument No. 20050711-0079937, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2083, page 62, Register's Office for Davidson County, Tennessee.
2. Easement for sanitary sewers/storm drainage as recorded in Book 6154, page 489, Register's Office for Davidson County, Tennessee.
3. Selloff to Metro Government of record in Instrument No. 20061009-0124856, said Register's Office.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1016 Neelys Bend Road, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 14th day of September, 2017.

Harvey Arche

September 14, 2017
Date

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Harvey Arche, Unmarried, the bargainor(s), 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, this 14th day of September, 2017.

My Commission Expires: 3/27/18

MICHAEL T. KISER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066