WARRANTY DEED

Bill Garrett Davidson County
Batch# 8765 DEEDWARR
10/05/2017 09:33:38 AM 2 pgs
Fees: $13.00 Taxes: $207.20

20171005-0102234

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of October, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jose Fabricio Sixtos and Julianne Towers	Jose Fabricio Sixtos and Julianne Towers	17-321
(NAME)	(NAME)	
2008 Ross Rd	2008 Ross Rd	
(ADDRESS)	(ADDRESS)	
Cedar Hill, TN 37032	Cedar Hill, TN 37032	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172760

For and 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, Hugh W. Clark and Jo Clark , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jose Fabricio Sixtos and Julianne Towers, 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as Tract 6 on a survey dated October 9, 1989, by Ray G. Cole, Registered Land Surveyor No. 924, (Job No. 89-131) as follows, to-wit:

BEGINNING at an iron pin in the line of Tract 5, marking the Southwest corner of the property conveyed to Phyllis Lucille Newsom of record in Book 7713, page 676, Register's Office for Davidson County, Tennessee, said point also marking the Northerly line of the terminus of a private 50 foot right of way access easement, as hereinbelow described; thence with the line of Newsome South 89° 30' 47" East, 467.83 feet to an iron pin in the line of the property of Charles J. Dorminey of record in Book 7475, page 214, said Register's Office; thence with the line of Dorminey South 89° 26' 39" East, 478.76 feet to an existing iron pin marking the Southwest corner of the property conveyed to Bill R. Moss by Deed of record in Book 6574, page 547, said Register's Office; thence with the line of Moss South 89° 29' 29" East, 92.70 feet to an existing iron pin; thence South 88° 50' 26" East, 292.63 feet to an existing iron pin marking the Southwesterly corner to the property conveyed to Betty Jo Price by deed of record in Book 6707, page 693, said Register's Office; thence with the line of Price South 88° 52' 51" East, and continuing with the line of William A. Brewer of record in Book 7641, page 118, said Register's Office, 940.22 feet to an existing iron pin; thence South 12° 55' 33" West, 231.50 feet to an existing iron pin in the line of property conveyed to Roger D. Ferguson by deed of record in Book 7500, page 14, said Register's Office; thence with the line of Ferguson South 68° 49' 12" West, 1147.45 feet to an iron pin; thence North 29° 49' 13" West, 600.00 feet to an iron pin marking the Northeast corner of Tract 4; thence with the line of Tract 4, South 75° 23' 31" West, 898.43 feet to an iron pin; thence North 2° 39' 18" East, 380.37 feet to the point of beginning, and containing 19.00 acres, more or less.

TOGETHER WITH all of the rights of Grantors in and to that non-exclusive, permanent, perpetual easement for ingress and egress for the construction and maintenance of a roadway and for the construction, upkeep and maintenance of individual water lines, electric power lines, telephone service lines and other utilities across Tract 5 of the subdivision of the Galbreath property conveyed to Steven M. Minton and wife, Valerie E. Minton, theirs heirs, personal representatives or assigns, of record in Book 8008, page 272, said Register's Office, said easement being more specifically and particularly described as follows, to-wit:

BEGINNING at an iron pin in the Easterly margin of Greer Road, said point being the most Westerly corner of the Greer property of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee; thence North 51° 34' 28" East, crossing a concrete monument and thence with the line of the property conveyed to Ruby C. Callis of record in Deed Book 7264, page 484, said Register's Office, 406.88 feet to an existing iron pipe; thence North 06° 02' 44" East, 345.07 feet to an iron pin; thence North 42° 44' 08" East, 140.00 feet to a point; thence North 77° 44' 08" East, 110.00 feet to a point; thence South 84° 51' 31" East, 217.13 feet to a point marking the Northwest corner of Tract 6, a corner to the property conveyed to Phyllis Lucille Newsome of record in Book 7713, page 676, said Register's Office; thence with the Westerly line of Tract 6 South 02° 39' 18" West, 50.05 feet to a point; thence North 84° 51' 31" West, 211.64 feet to a point; thence South 77° 44' 08" West, 86.58 feet to a point; thence South 42° 44' 08" West, 117.66 feet to a point; thence South 06° 02' 44" West, 349.48 feet to a point in the line of Tract 4; thence with the line of Tract 4, South 51° 34' 28" West, 424.04 feet to an iron pin in the Easterly margin of Greer Road; thence with said margin of said road in a Northwesterly direction on a curve having a delta angle of 08° 51' 49", a radius of 906.92 feet and a tangent of 70.29 feet for a distance of 50.11 feet to the point of beginning.

The said easement for ingress and egress will be jointly maintained by Grantee, her successors and/or assigns and Steven M. Minton and wife, Valerie E. Minton, their heirs, personal representative or assigns.

BEING the same property conveyed to Hugh W. Clark and wife, Jo Clark by Warranty Deed from Linda F. Schoelzel dated September 10, 2014 and filed of record in Instrument 20141003-0091756, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 9686, page 520, Register's Office for said County

Unimproved ☒

This is improved ☐ property, known as 2582 Greer Road, Goodlettsville, TN 37072
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of October, 2017

Hugh W. Clark

Jo Clark

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Hugh W. Clark and Jo Clark, the within named 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, at office, this 3rd of October, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021