WARRANTY DEED

Bill Garrett Davidson County
Batch# 9625 **DEEDWARR**
10/09/2017 11:17:31 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20171009-0103262

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-10-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aubrey Saling	SAME	
(NAME)	(NAME)	
2633 Union Hill Road		01800006200
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James Edward Smith, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Aubrey Saling, a single woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, beginning at a Concrete Monument in the common boundary line between subject Owner and Land now or formerly owned by J. P. Stamper, said point being the Southwest corner of the property herein described; thence, with the line between subject Owner and Stamper, N 8 degrees 09 minutes 28 seconds E, 284.77 feet to a point; thence, N 3 degrees 00 minutes 24 seconds E, 115.23 feet to a point; thence, N 83 degrees 07 minutes 44 seconds E, 490.57 feet to a point; thence, S 6 degrees 01 minute 42 seconds W, 227.64 feet to an iron pin; thence, S 6 degrees 01 minute 42 seconds W, 172.36 feet to an iron pin; thence, S 83 degrees 17 minutes 09 seconds W, 318.08 feet to a Concrete Monument; Thence, S 83 degrees 17 minutes 09 seconds W, 176.8 feet to the point of beginning and containing 4.37 acres more or less.
Included within the above described Property is an Easement for Egress and Ingress to Parcel No. 63, Property Map No. 18 as shown on the boundary survey mentioned hereinabove, said Easement being approximately 12 feet in width and the centerline of said Easement being described as follows: Beginning at a point approximately 150 feet West of the Northeast corner of subject property in the common property line between subject property and tract No. 2 on said boundary survey; thence, with a Concrete Drive, along the tangent lines of said drive, S 27 degrees 26 minutes W, approximately 110 feet; thence, S 50 degrees 15 minutes W, 136 feet; thence, S 20 degrees 10 minutes E, 247 Feet; thence, S 62 degrees 37 minutes W, approximately 50 feet to a point in the common boundary line between subject Owner and Parcel No. 63, Property Map 18 shown on said boundary survey.
Also included is an Easement herein described as approximately 12 feet in width for Egress and Ingress to Parcel No. 62, Property Map No. 18 as shown on said boundary survey and hereinafter referred to as Tract No. 3, the centerline of said Easement being described as follows: Beginning at a point in the line between Tract No. 1 and Tract No. 2, said point also being 95 feet more or less South of the Right-of-Way of Brick Church Pike; thence, with a Concrete Drive, along the tangent lines of said Drive, N 85 degrees-

37 minutes W, approximately 170 feet; thence, S 68 degrees-06 minutes W, 534 feet; thence S 35 degrees-27 minutes E, 294 feet: thence, S 20 degrees-22 minutes W, 173 feet: thence, S 40 degrees-15 minutes; W, 118 feet: thence, S 27 degrees-26 minutes W, 55 feet more or less to a point in the line between subject Property and Tract No. 3, said point being approximately 150 feet West of the Northeast corner of said Tract No. 3. said Easements as set out above are for the purpose of allowing Ingress and Egress from Tract No. 1 portion of Parcel No. 32, Property Map No. 18 to and from Parcel No. 63, Property Map No. 18, known as Tract No. 4 and the Heirs, Assigns and Successors of said Property Owner or Owners.

Being part of the same property conveyed to Phillip Durham by Quit Claim Deed from Dr. James S. Hastie and Phillip Durham, dated 09/08/1976, of record in Book 5066, Page 708, in the Register's Office for Davidson County, Tennessee.
The said Phillip Durham died testate on 12/15/2016, devising subject property to James Edward Smith, as evidenced in Last Will and Testament of Phillip Durham Docket No. 17P-123 and Affidavit of Inheritance of record in Instrument No. 201707260075826, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.
Easement contained in Quit Claim Deed of record in Book 5066, Page 708, in the Register's Office for Davidson County, Tennessee. Waterline Easement of record in Book 6660, Page 704, in the Register's Office for Davidson County, Tennessee. Easement for the flow of Lumsley Fork, as much as thereon may flow, from time to time. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5389 Brick Church Pike, Goodlettsville, TN 37072
(House Number) (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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my hand this 5th day of October, 2017.

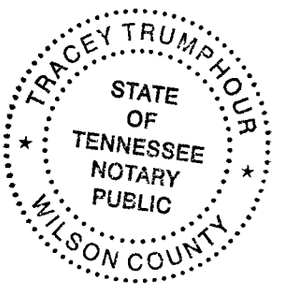
James Edward Smith

State of Tennessee
County of Wilson

Personally appeared before me James Edward Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of October, 2017.

Notary Public _____
My Commission Expires: 5.17.21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122